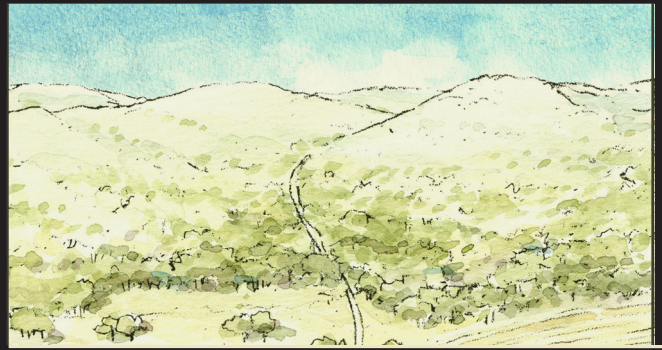


# SAN MARCOS TX

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## SMARTCODE



T1



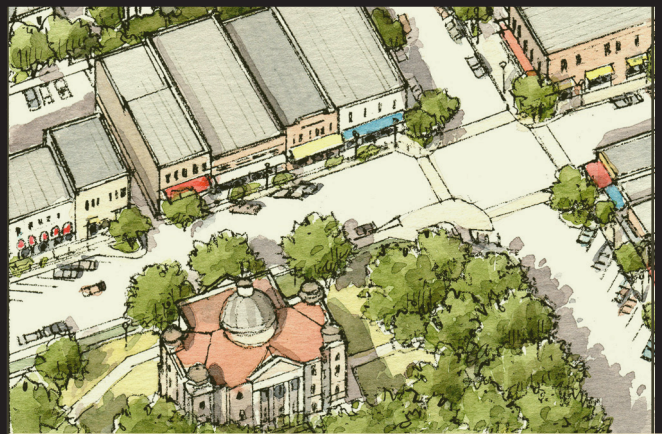
T2



T3



T4



T5



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**ARTICLE 1. GENERAL TO ALL PLANS****1.1. AUTHORITY**

- 1.1.1. The action of the City of San Marcos, Texas in the adoption of this Code is authorized under the City of San Marcos, Code of Ordinance Land Development Code (LDC) and the Texas Local Government Code, Chapter 211.
- 1.1.2. Under
- 1.1.3. This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Municipal Comprehensive Plan. This Code is declared to be in accord with the City of San Marcos Comprehensive Plan, as required by the LDC.
- 1.1.4. This Code was adopted to promote the health, safety and general welfare of the City of San Marcos, Texas and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.5. This Code was adopted and may be amended by vote of the Planning Commission and City Council.

**1.2. APPLICABILITY**

- 1.2.1. Provisions of this Code are activated by “shall” when required; “should” when recommended; and “may” when optional.
- 1.2.2. The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes, including the Edwards Aquifer Authority Regulations.
- 1.2.3. The requirement of notice of signage under the LDC Section 1.5.1.4A is exempted in this Code.
- 1.2.4. The existing City of San Marcos, Code of Ordinances shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with Section 1.3 Intent.
- 1.2.5. Capitalized terms used throughout this Code may be defined in Article 6 Definitions of Terms. Article 6 contains regulatory language that is integral to this Code. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.2.6. The metrics of the Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines, with the exception of those on Tables 5.8 through 5.15 Form-Based Code Graphics, which are also legally binding.
- 1.2.7. Where in conflict, numerical metrics shall take precedence over graphic metrics.

**1.3. INTENT**

- 1.3.1. The intent and purpose of this Code is to enable, encourage and qualify the



implementation of the following policies:

### 1.3.2. **THE REGION**

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and the river.
- b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
- c. That development contiguous to urban areas should be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas should be organized in the pattern of CLD or TND.
- e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation Corridors should be planned and reserved in coordination with land use.
- g. That green corridors should be used to define and connect the urbanized areas.
- h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

### 1.3.3. **THE COMMUNITY**

- a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
- b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- g. That Civic, institutional, and Commercial activity should be embedded in downtown, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtown.

### 1.3.4. **THE BLOCK AND THE BUILDING**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

- c. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- d. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- f. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- g. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
- h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

**1.3.5. THE TRANSECT**

- a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 1.1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

**1.4. PROCESS**

- 1.4.1. Within any area subject to an adopted Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. Building Scale Plans requiring no Variances shall be approved administratively by the DRC.
- 1.4.2. Within the Growth Divisions as shown on the Regional Scale Plan ("Regional Plan"), the provisions of Article 3 and this Code in general shall be available By Right, upon request by the owner.
- 1.4.3. The City of San Marcos hereby creates a Development Review Committee ("DRC") comprised of a member from each regulatory agency having jurisdiction over the permitting of a project to process administratively applications and plans for proposed projects.
- 1.4.4. The geographic locations of the Divisions and the standards for the Transect Zones shall be determined as set forth in Article 2, Article 3, and Article 5 through a process of public consultation with approval by City Council. Once these determinations have been incorporated into this Code and its associated plans, then projects that require no Variances or Warrants, or only Warrants, shall be processed administratively without further recourse to public consultation.
- 1.4.5. An owner may appeal a decision of the DRC to the Board of Zoning Adjustment and may appeal a decision of the Board of Zoning Adjustment to District Court.
- 1.4.6. Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the Board of

Zoning Adjustment has the right to require the owner to stop, remove, and/or mitigate the violation, or to secure a Variance to cover the violation.

### **1.5. WARRANTS AND VARIANCES**

- 1.5.1. There shall be two types of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the DRC.
- 1.5.2. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3 Intent. The DRC shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to regulations established by the DRC.
- 1.5.3. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with the State of Texas Statutes, Chapter 211 of the Local Government Code, as amended.
- 1.5.4. The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.




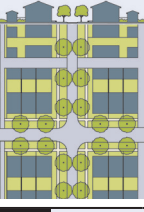
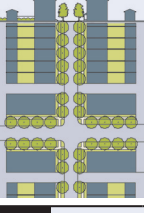
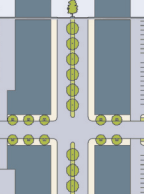
### **1.6. INCENTIVES**

- 1.6.1. Applications that are not subject to mandatory provisions of the Code shall be eligible to utilize the following incentives by right:
  - a. Applications under this code shall receive priority review status by the DRC, Planning and Zoning Commission, Zoning Board of Adjustment and the City Council ahead of applications that were eligible to use this code but elected not to do so
  - b. Applications under this code shall be processed with prior over those under the LDC, including those with prior filing dates.
  - c. The City shall waive the traffic impact analysis for all projects filed under this code.
  - d. Applications under this code shall receive a rebate of \_\_\_% off building permit fees.
  - e. Reserved for additional Incentives.

San Marcos, Texas

**TABLE 1.1. TRANSECT ZONE DESCRIPTIONS.**

This table provides descriptions of the general character of each T-zone. It is part of Intent Section 1.3.

	<p><b>T-1 NATURAL</b> T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p><b>General Character:</b> Natural landscape with some agricultural use <b>Building Placement:</b> Not applicable <b>Frontage Types:</b> Not applicable <b>Typical Building Height:</b> Not applicable <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-2 RURAL</b> T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and hill country. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p><b>General Character:</b> Primarily agricultural with woodlands &amp; wetland and scattered buildings <b>Building Placement:</b> Variable Setbacks <b>Frontage Types:</b> Not applicable <b>Typical Building Height:</b> 1- to 2-Story <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-3 SUB-URBAN</b> T-3 Sub-Urban Zone consists of low density walkable residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and Thoroughfares irregular to accommodate natural conditions, but designed for slow movement.</p>	<p><b>General Character:</b> Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally <b>Building Placement:</b> Large and variable front and side yard Setbacks <b>Frontage Types:</b> Porches, fences, naturalistic tree planting <b>Typical Building Height:</b> 1- to 2-Story with some 3-Story <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-4 GENERAL URBAN</b> T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p><b>General Character:</b> Mix of Houses, Townhouses &amp; small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians <b>Building Placement:</b> Shallow to medium front and side yard Setbacks <b>Frontage Types:</b> Porches, fences, Dooryards <b>Typical Building Height:</b> 2- to 3-Story with a few taller Mixed Use buildings <b>Type of Civic Space:</b> Squares, Greens</p>
	<p><b>T-5 URBAN CENTER</b> T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p><b>General Character:</b> Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity <b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street defining a street wall <b>Frontage Types:</b> Stoops, Shopfronts, Galleries <b>Typical Building Height:</b> 3- to 5-Story with some variation <b>Type of Civic Space:</b> Parks, Plazas and Squares, median landscaping</p>
	<p><b>T-6 URBAN CORE</b> T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. Typically only large towns and cities have an Urban Core Zone. T-6 in the San Marcos region is downtown Austin.</p>	<p><b>General Character:</b> Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity <b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street, defining a street wall <b>Frontage Types:</b> Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades <b>Typical Building Height:</b> 4-plus Story with a few shorter buildings <b>Type of Civic Space:</b> Parks, Plazas and Squares; median landscaping</p>



# ARTICLE 1. GENERAL TO ALL PLANS

San Marcos, Texas

**TABLE 1.2. SUMMARY TABLE - DOWNTOWN**

a. ALLOCATION OF ZONES - not applicable

b. BASE RESIDENTIAL DENSITY (see Section 5.9)

By Right	8 DUA	10 DUA	12 DUA	16 DUA	24 DUA
----------	-------	--------	--------	--------	--------

c. BLOCK SIZE - not applicable

d. THOROUGHFARES - not applicable

e. CIVIC SPACES - not applicable

f. LOT OCCUPATION

Lot Width	60 ft. min 180 ft. max	18 ft. min 150 ft. max	18 ft. min 120 ft. max	18 ft. min 196 ft. max	18 ft. min 196 ft. max
Lot Coverage	40% max	60% max	60% max	80% max	100% max

g. SETBACKS - PRINCIPAL BUILDING (see Table 5.8 - 5.12)

(g.1) Front Setback (Principal)	24 ft. min	5 ft. min 20 ft max	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	12 ft. min	5 ft. min 20 ft max	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	12 ft. min	0 ft. or 6 ft min total	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max
(g.4) Rear Setback	12 ft. min	12 ft. min *	3 ft. min *	3 ft. min *	3 ft. min *
Frontage Buildout	40% min	60% min	70% min	80% min	80% min

h. SETBACKS - OUTBUILDING (see Table 15)

	* or 15 ft. from centerline of alley				
(h.1) Front Setback	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop
(h.2) Side Setback	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 5 ft. at corner	0 ft. min or 5 ft. at corner	0 ft. min
(h.3) Rear Setback	3 ft. min	3 ft. min	3 ft. min *	3 ft. *	3 ft. max *

i. BUILDING DISPOSITION (see Table 5.1)

Edgeward	permitted	permitted	permitted	permitted	by Warrant
Sideyard	not permitted	permitted	permitted	permitted	permitted
Rearyard	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted	permitted

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted	permitted	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	permitted	not permitted
Terrace or Dooryard	not permitted	not permitted	not permitted	permitted	permitted
Forecourt	not permitted	not permitted	not permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted	permitted
Shopfront	not permitted	not permitted	permitted	permitted	permitted
Gallery	not permitted	not permitted	permitted	permitted	permitted

k. BUILDING CONFIGURATION (see Table 5.2)

Principal Building	2 Stories max	3 Stories max	3 Stories max	3 Stories max	5 Stories max*, 2 min**
Outbuilding	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max

l. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

	* 1 Story permitted for existing historical structure			** 6 by Warrant w/in 1/4 mile of rail station	
Residential	restricted use	limited use	limited use	open use	open use
Lodging	restricted use	restricted use	limited use	limited use	open use
Office	restricted use	restricted use	limited use	limited use	open use
Retail	restricted use	restricted use	limited use	limited use	open use

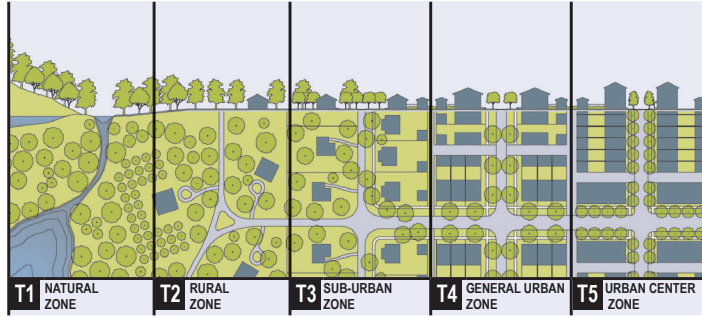
ARTICLE 5

ARTICLE 5

# ARTICLE 1. GENERAL TO ALL PLANS

San Marcos, Texas

**TABLE 1.3. SUMMARY TABLE - NEW DEVELOPMENT**



a. ALLOCATION OF ZONES per Community Unit, applicable to Article 3 only.					
CLD requires	50% min		10 - 30%	20 - 40%	not permitted
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%
b. BASE RESIDENTIAL DENSITY (see Section 3.8)					
By Right	not applicable	1 unit / 20 ac avg.	8 DUA	12 DUA	24 DUA
Other Functions	by Variance	by Variance	20% max	10 - 30%	30 - 50%
c. BLOCK SIZE					
Block Perimeter	no maximum	no maximum	2400 ft. max	2000 ft. max	2000 ft. max *
d. THOROUGHFARES (see Table 3.6)					
HW	permitted	permitted	permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	not permitted
Rear Alley	not permitted	not permitted	not permitted	required	required
Path	permitted	permitted	permitted	not permitted *	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted
Bicycle Lane	permitted	permitted	permitted	not permitted	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES (see Table 3.7)					
Park	permitted	permitted	permitted	by Warrant	by Warrant
Green	not permitted	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
Community Garden	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION					
Lot Width	not applicable	by Warrant	60 ft. min 120 ft. max	18 ft. min 120 ft. max	18 ft. min 196 ft. max
Lot Coverage	not applicable	by Warrant	60% max	80% max	100% max
g. SETBACKS - PRINCIPAL BUILDING (see Tables 5.13 - 5.15)					
(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min or 6 ft. min, total	0 ft. min 24 ft. max
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min
h. SETBACKS - OUTBUILDING (see Tables 5.13 - 5.15)					
(h.1) Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 5 ft.	0 ft. min
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max
i. BUILDING DISPOSITION (see Table 5.1)					
Edgeyard	not applicable	permitted	permitted	permitted	by Warrant
Sidyard	not applicable	not permitted	not permitted	permitted	permitted
Rearyard	not applicable	not permitted	not permitted	permitted	permitted
Courtyard	not applicable	not permitted	not permitted	not permitted	permitted
j. PRIVATE FRONTAGES (see Table 5.3)					
Common Yard	not applicable	permitted	permitted	permitted	not permitted
Porch & Fence	not applicable	permitted	permitted	permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted
k. BUILDING CONFIGURATION (see Table 5.2)					
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max	4 Stories max, 2 min
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max
l. BUILDING FUNCTION (see Table 5.4 & Table 5.7)					
Residential	not applicable	restricted use	restricted use	limited use	open use
Lodging	not applicable	restricted use	restricted use	limited use	open use
Office	not applicable	restricted use	restricted use	limited use	open use
Retail	not applicable	restricted use	restricted use	limited use	open use

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 5  
ARTICLE 2, 3, 4

**ARTICLE 2. REGIONAL PLANS****2.1. INSTRUCTIONS**

- 2.1.1. This Article governs the preparation of Regional Scale Plans ("Regional Plans") that allocate Divisions. Regional Plans shall be comprised of Open Divisions (O-1, O-2) and Growth Divisions (G-1, G-3, G-4), balancing the protection of nature and agriculture with the efficient provision of infrastructure and services.
- 2.1.2. For lands within City of San Marcos / Region that have been mapped pursuant to this Article, Sections 2.6 et seq. prescribe the Community Unit types permitted in each Growth Division. Growth Divisions are intended for development, as Community Units defined in Article 3, which in turn are comprised of Transect Zones, described and regulated in Article 5.
- 2.1.3. Regional Divisions are defined in Article 2 and are comprised of Open Space and growth areas. Growth areas are intended for the development of Community Units, defined in Article 3, which are in turn comprised of Transect Zones, defined by the elements appropriate to them in Article 5 and the tables.
- 2.1.4. Development Services and/or consultants under its supervision shall prepare Regional Plans. The process shall involve citizen participation and the approval of City Council.

**2.2. SEQUENCE OF DIVISION ASSIGNMENT**

- 2.2.1. Determination of Division designations shall be made in the following sequence:
  - a. The areas to be designated Preserved Open Division (O-1) shall be mapped using the criteria listed in Section 2.3 and Table 2.1. The perimeter of this Division is effectively the Rural Boundary Line, which may be adjusted as Reserved (O-2) Areas are moved into this Division in accordance with this Code.
  - b. The areas to be designated Reserved Open Division (O-2) shall be mapped using the criteria listed under Section 2.4. The perimeter of this Division is effectively the Urban Boundary Line that is to be adjusted by the ongoing permitting of New Community Plans in accordance with this Code.
  - c. The areas to be designated Infill Growth Divisions (G-4) shall be mapped as described in Section 2.8. These areas may be redeveloped according to Article 5 of this Code.
  - d. All remaining areas shall be assigned to the Restricted Growth Division and the Intended Growth Division using the criteria listed in Sections 2.5 and 2.7 of this article. Within these Divisions, the Community Unit types of CLD (Clustered Land Development) and TND (Traditional Neighborhood Development) shall be permitted to the extent set forth in Table 2.1.
- 2.2.2. Community Plan Areas should be designated within Divisions to activate the use of this Code, in accordance with the City of San Marcos Comprehensive Plan.
- 2.2.3. Within the three Growth Divisions, development according to the Existing

Local Codes remains as an option.

- 2.2.4. Those areas that cannot or should not conform to one of the Division types shall be allocated to Special Districts. See Section 2.9.

### **2.3. (O-1) PRESERVED OPEN DIVISION**

- 2.3.1. The Preserved Open Division shall consist of open space that is protected from development in perpetuity. The Preserved Open Division includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past Transfer of Development Rights.
- 2.3.2. The Preserved Open Division shall consist of individual or aggregate areas of the following categories:
- a. surface water bodies
  - b. protected wetland
  - c. Edwards aquifer sensitive features
  - d. protected habitat
  - e. riparian Corridors
  - f. purchased Open Space
  - g. conservation easements
  - h. transportation Corridors
  - i. areas residual to Clustered Land Development (CLD)
- 2.3.3. Development and construction within the Preserved Open Division and the specifications required to do so shall be determined on an individual project basis by public hearing of City Council.

### **2.4. (O-2) RESERVED OPEN DIVISION**

- 2.4.1. The Reserved Open Division shall consist of Open Space that should be, but is not yet, protected from development.
- 2.4.2. The Reserved Open Division shall consist of individual or aggregate areas of the following categories:
- a. flood plain
  - b. steep slopes
  - c. sensitive recharge zones
  - d. Open Space to be acquired
  - e. buffers to be acquired
  - f. legacy woodland
  - g. legacy farmland
  - h. legacy viewsheds

### **2.5. (G-1) RESTRICTED GROWTH DIVISION**

- 2.5.1. The Restricted Growth Division shall be assigned to areas that have value as Open Space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it.
- 2.5.2. Within the Restricted Growth Division, Clustered Land Development (CLD)

shall be permitted By Right.

**2.6. (G-2) RESERVED**

**2.7. (G-3) INTENDED GROWTH DIVISION**

- 2.7.1. The Intended Growth Division shall be assigned to those locations that can support substantial Mixed Use by virtue of proximity to an existing or planned regional transportation network. These areas have a high capability to support the infrastructure categories of Section 2.8.1 without significantly impacting the environmental categories of Section 2.3.2.
- 2.7.2. Within the Intended Growth Division, Community Units in the pattern of Traditional Neighborhood Development (TND) shall be permitted By Right.
- 2.7.3. Any TND on an existing or projected rail or Bus Rapid Transit (BRT) network may be re-designated in whole or in part as Transit Oriented Development (TOD) and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d. The use of a TOD overlay requires approval by City Council.

**2.8. (G-4) INFILL GROWTH DIVISION**

- 2.8.1. The Infill Growth Division shall be assigned to areas already developed primarily in a traditional Transect-based pattern, in need of protection, modification, or completion, and served by the following infrastructure:
- a. transit network
  - b. Thoroughfare network
  - c. water system
  - d. sewer system
  - e. stormwater system
  - f. dry utility systems
- 2.8.2. Any area on an existing or projected rail or Bus Rapid Transit (BRT) network may be re-designated in whole or in part as Transit Oriented Development (TOD) and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d. The use of a TOD overlay requires approval by City Council.

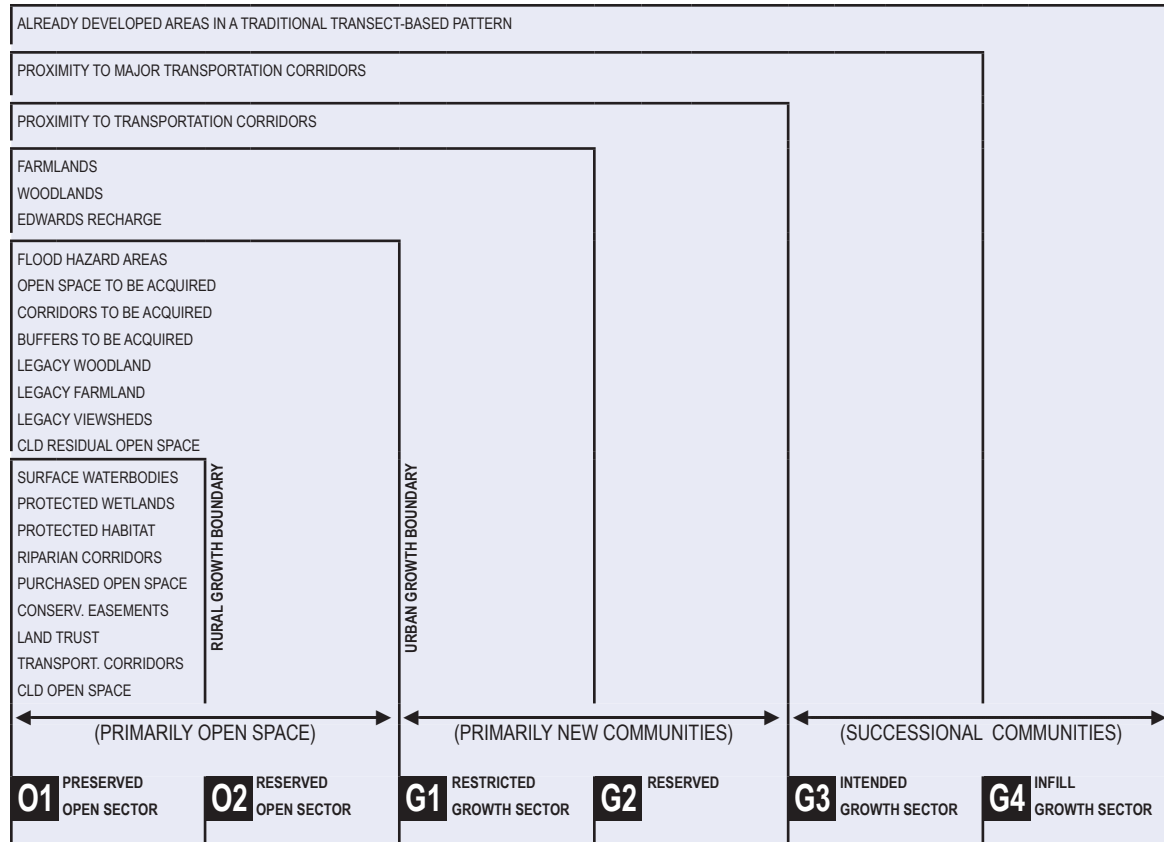
**2.9. (SD) SPECIAL DISTRICTS**

- 2.9.1. Special District designations shall be assigned to areas that, by their intrinsic size, function, or configuration, cannot conform to any of the following requirements:
- a. conditions appropriate for an Open Division (O-1 or O-2)
  - b. standards for Community Units as set forth in Article 3
  - c. existing traditional Transect-based patterns in the G-4 Division
- 2.9.2. Conditions of development for Special Districts shall be determined in public hearing of City Council and recorded within this Code. Alternatively, the provisions of the LDC may remain applicable to Special Districts.



**TABLE 2.1. SECTOR/COMMUNITY ALLOCATION.**

Table 2.1 defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Units of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Unit.



**ARTICLE 3. NEW COMMUNITY PLANS****3.1. INSTRUCTIONS**

- 3.1.1. Once the Legislative Body approves a SmartCode District, the parcel shall become a Community Plan Area and shall be marked as such on the Zoning Map of City of San Marcos. Within the Community Plan Area, this Code shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.
- 3.1.2. New Community Regulating Plans submitted in accordance with the provisions of this Code, for the appropriate Division of a Regional Plan and requiring no Variances, shall be approved administratively by the DRC.
- 3.1.3. Regulating Plans consisting of one or more maps showing the following for each Community Unit in the plan area, in compliance with the standards described in this Article:
  - a. Transect Zones
  - b. Civic Zones
  - c. Thoroughfare network
  - d. Special Districts, if any
  - e. Special Requirements, if any
  - f. numbers of Warrants or Variances, if any.

**3.2. SEQUENCE OF COMMUNITY DESIGN**

- 3.2.1. The site shall be structured using one or several Pedestrian Sheds applicable to its Community Unit type as required in Section 3.3. The Pedestrian Shed(s) should be located according to existing conditions, such as traffic intersections, adjacent developments, transit stations, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed. The Pedestrian Shed is a planning guide, not a regulatory unit.
- 3.2.2. The Pedestrian Sheds may be adjusted to include land falling between or outside them. Community Unit boundaries are determined by the boundaries of these adjusted Pedestrian Sheds and/or partial Pedestrian Sheds.
- 3.2.3. Areas of Transect Zones (Section 3.4) shall be allocated within the boundaries of each Community Unit as appropriate to its type. See Section 3.3 and Table 1.3a.
- 3.2.4. Civic Zones shall be assigned according to Section 3.5.
- 3.2.5. Special Districts, if any, shall be assigned according to Section 3.6.
- 3.2.6. The Thoroughfare network shall be laid out according to Section 3.7.
- 3.2.7. Density shall be calculated according to Section 3.8.
- 3.2.8. Remnants of the site outside the Community Units shall be assigned to Transect Zones, Civic Space or Special District by Warrant.

**3.3. COMMUNITY UNIT TYPES****3.3.1. CLUSTERED LAND DEVELOPMENT (CLD)**

- a. A Clustered Land Development (CLD) shall be permitted within the G-1 Restricted Growth Division.
- b. A CLD shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 20 acres and no more than 80 acres.

- c. A CLD shall include Transect Zones as allocated on Table 2 and Table 1.3a. A minimum of 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

**3.3.2. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)**

- a. A Traditional Neighborhood Development (TND) shall be permitted within the G-3 Intended Growth Division.
- b. A TND shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres.
- c. A TND shall include Transect Zones as allocated on Table 2.1 and Table 1.3a.
- d. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 2.1 and Table 1.3a. The simultaneous planning of adjacent parcels is encouraged.

**3.3.3. TRANSIT ORIENTED DEVELOPMENT (TOD)**

- a. Any TND on an existing or projected rail or Bus Rapid Transit (BRT) network may be re-designated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.
- b. The use of a TOD overlay requires approval by City Council.

**3.4. TRANSECT ZONES**

- 3.4.1. Transect Zones shall be assigned and mapped on each Regulating Plan according to the percentages allocated on Tables 2 and 1.3a. See Section 3.1.3.
- 3.4.2. A Transect Zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with Intent described in Table 1.1 and the metric standards summarized in Table 1.3.

**3.5. CIVIC ZONES**

**3.5.1. GENERAL**

- a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).
- b. A Civic Zone may be permitted if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.6.
- c. Parking requirements for Civic Zones shall be determined by Tables 5.5 and 5.6. For Parking Location standards, see Section 5.10. Civic parking lots may remain unpaved if graded, compacted and landscaped.

**3.5.2. CIVIC ZONES SPECIFIC TO T1 & T2 ZONES**

- a. Civic Buildings and Civic Spaces within T1 Natural and T2 Rural Zones shall be permitted only by Warrant.

**3.5.3. CIVIC SPACE (CS) SPECIFIC TO T3 – T5 ZONES**

- a. Each Pedestrian Shed shall assign at least 5% of its Urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 3.4,

approved by Warrant, and distributed throughout Transect Zones as described in Table 1.3e.

- c. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the Civic Space allocation and should conform to the Civic Space types specified in Table 3.4a or 3.4b.
- d. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space shall conform to one of the types specified in Table 3.4b, 3.4c, or 3.4d.
- e. Within 1,000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 3.4e.
- f. Each Civic Space shall have a minimum of 50% of its perimeter enfronting a Thoroughfare, except for playgrounds.
- g. Civic Spaces smaller than one (1) acre shall not be proportioned narrower than 1:4.
- h. Parks may be permitted in Transect Zones T4 and T5 by Warrant.

**3.5.4. CIVIC BUILDINGS (CB) SPECIFIC TO T3 – T5 ZONES**

- a. The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. Civic Building Lot shall be reserved for an elementary school for up to five years after the sale of the last lot. Its area shall be a minimum of three (3) acres. The school site may be within any Transect Zone. Any playing fields should be outside the Pedestrian Shed.
- c. One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed for up to five years after the sale of the last lot. The owner or a homeowners' association or other community council may organize, fund and construct an appropriate building as the need arises.
- d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
- f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Warrant.

**3.6. SPECIAL DISTRICTS**

- 3.6.1. Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones.
- 3.6.2. Conditions of development for Special Districts shall be determined in public

hearing of City Council and recorded on Table 3.6.

**3.7. THOROUGHFARE STANDARDS****3.7.1. GENERAL**

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the most rural Zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 1.3c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only, and shall be connected by Paths and/or Bicycle Trails.
- g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage.
- h. Thoroughfares along a designated B-Grid may be exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Table 5.3.
- i. Paths and Bicycle Trails shall meet AASHTO standards.
- j. The standards for Thoroughfares within Special Districts shall be determined by Variance.

**3.7.2. VEHICULAR LANES**

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3.3.
- b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout as defined in Article 7 Definitions of Terms and allocated as specified in Table 1.3d. Bicycle Routes should



be marked with Sharrows. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

**3.7.3. PUBLIC FRONTAGES****a. GENERAL TO ALL ZONES T1, T2, T3, T4, T5**

- i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle facility, and street trees.
- ii. Public Frontages shall be designed as shown in Table 3.2 and Table 3.3 and allocated within Transect Zones as specified in Table 1.3d.
- iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 3.2, Table 3.3, Table 3.5 and Table 3.6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

**b. SPECIFIC TO ZONES T1, T2, T3**

- i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.
- ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be permitted only by Warrant

**c. SPECIFIC TO ZONES T4, T5**

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

**d. SPECIFIC TO ZONE T4**

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

**e. SPECIFIC TO ZONE T5**

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
- ii. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.

**3.8. DENSITY CALCULATIONS**

3.8.1. All areas of the New Community Plan site that are not part of the O-1 Preserved Division shall be considered cumulatively the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 1.3a.

3.8.2. Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 1.3b. For purposes of Density calculation, the Transect Zones include the Thoroughfares but not land assigned to Civic Zones. To ensure Mixed Use, the T5 Zone shall be required

to provide a minimum 15% Retail and 15% Office.

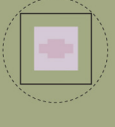

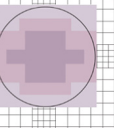
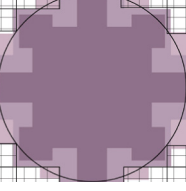
- 3.8.3. The housing and other Functions for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 5.5, Table 5.6 and Section 5.9.

### 3.9. SPECIAL REQUIREMENTS

- 3.9.1. A New Community Plan may designate any of the following Special Requirements:
- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
  - b. Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage.
  - c. Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
  - d. Mandatory and/or Recommended porch front, requiring or advising that a porch be included in the Private Frontage.
  - e. Build-to Line, requiring the placement of the building Façade along the line.
  - f. Coordinated Frontage, requiring that the Public Frontage (Tables 3.2 and 3.3) and Private Frontage (Table 5.3) be coordinated as a single, coherent landscape and paving design.
  - g. Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the DRC.
  - h. Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
  - i. Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.

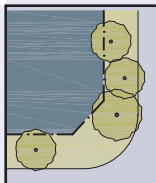
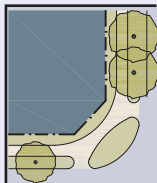
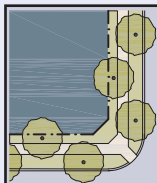
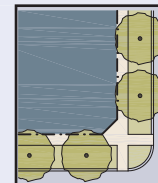
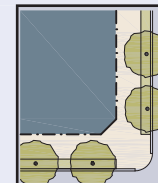
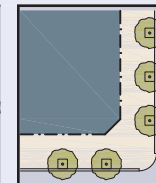
**TABLE 3.1. COMMUNITY UNITS**

This table illustrates basic Community Units permitted in each Growth Division, and the Transect Zones permitted within each Community Unit. Standard and Long Pedestrian Sheds are shown for scale. Community Unit area may fall anywhere within the acreage range specified in Section 3.3. Transect Zone allocations by area may fall anywhere within the percentage ranges below. For the use of Pedestrian Sheds in planning, see Section 3.2 and Table 6.1.

	01 PRESERVED OPEN SECTOR	02 RESERVED OPEN SECTOR	G1 RESTRICTED GROWTH SECTOR	G2 RESERVED	G3 INTENDED GROWTH SECTOR	G4 INFILL GROWTH SECTOR
C D D			 T1/T2 50% MIN T3 20 – 40% T4 10 – 30%			
T N D					 T1/T2 NO MIN T3 10 – 30% T4 30 – 60% T5 10 – 30%	 VARIABLE VARIABLE VARIABLE
R C D						 T4 VARIABLE T5 VARIABLE

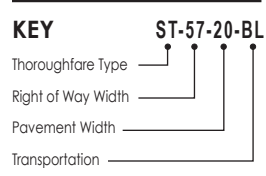
T1 / T2 T3 T4 T5

This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters – relative to specific Thoroughfare types within Transect Zones. Table 3-5a assembles all of the elements for the various street types. This table is used for Infill streetscape improvements.

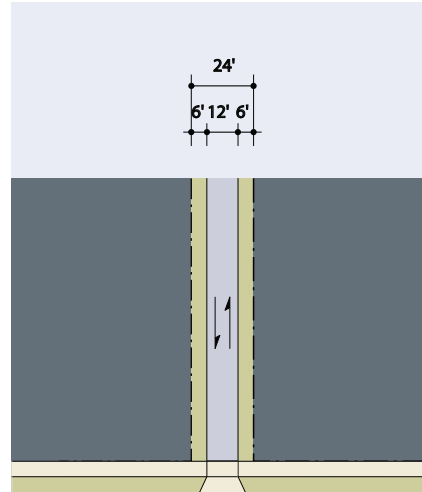
		R U R A L T R A N S E C T I O N U R B A N											
TRANSECT ZONE Public Frontage Type		T1   T2   T3	T1   T2   T3	T3   T4	T4   T5	T5	T5						
		HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV						
a. <b>Assembly:</b> The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.	Total Width	 16-24 feet	 12-24 feet	 12-18 feet	 12-18 feet	 18-24 feet	 18-30 feet						
b. <b>Drainage:</b> The detailing of the edge of the vehicular pavement, incorporating drainage.	Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb						
	Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet						
c. <b>Walkway:</b> The portion of the Thoroughfare dedicated exclusively to pedestrian activity.	Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk						
	Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet						
d. <b>Planter:</b> The portion of the Thoroughfare accommodating street trees and other landscape.	Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic						
	Species	Multiple	Multiple	Alternating	Single	Single	Single						
	Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well						
	Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet						

**TABLE 3.3. THOROUGHFARE ASSEMBLIES**

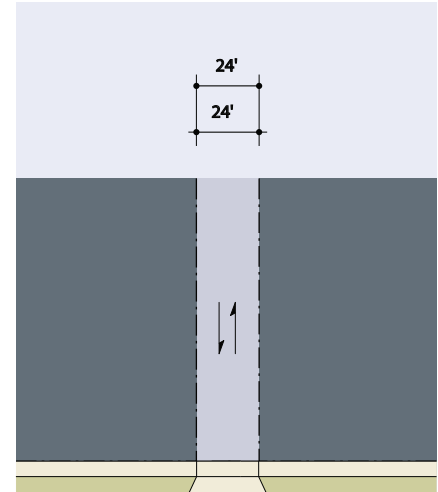
These Thoroughfares are assembled from the elements that appear in Tables 3.2 and 3.3 and incorporate the Public Frontages of Table 3.4. The key gives the Thoroughfare type followed by the right-of-way width, the pavement width, and in some instances by specialized transportation capability.

**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

**RL-24-12**

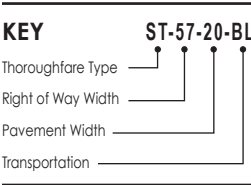
Rear Lane
T3, T4
24 feet
12 feet
Yield Movement
10 MPH
3.5 seconds
n/a
None
Taper
None
None
None
Inverted Crown
Trees at 30' o.c. Avg.
None

**RA-24-24**

Rear Alley
T5
24 feet
24 feet
Slow Movement
10 MPH
7 seconds
n/a
None
Taper
None
None
None
Inverted Crown
Trees at 30' o.c. Avg.
None

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision





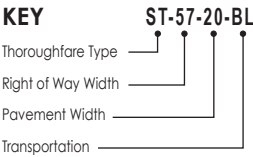
**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

<b>RD-50-14</b>
Road
T1, T2, T3
50 feet
14 feet
Yield Movement
15 MPH
4 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
Swale *
Trees clustered at 30' o.c. Avg.
BR

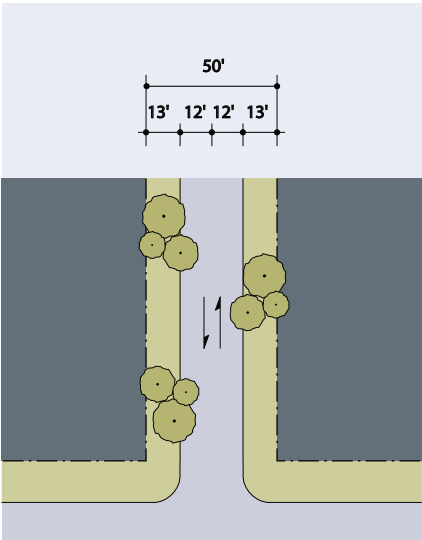
<b>RD-50-18</b>
Road
T1, T2, T3
50 feet
18 feet
Slow Movement
15 MPH
5.1 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
Swale *
Trees clustered at 30' o.c. Avg.
BR



**THOROUGHFARE TYPES**

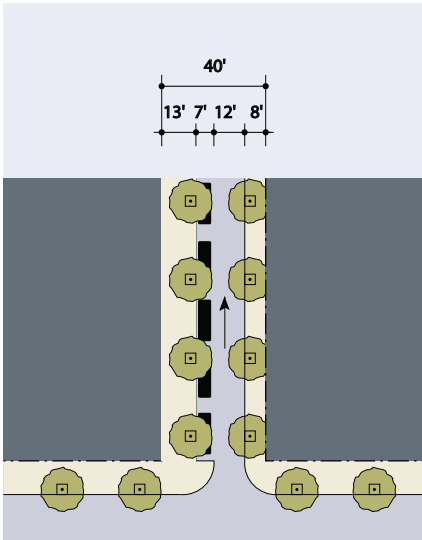
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



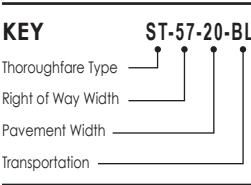
**RD-50-24**

Road
T1, T2, T3
50 feet
24 feet
Slow Movement
20 MPH
6.8 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
Swale *
Trees clustered at 30' o.c. Avg.
BR, TR



**ST-40-19**

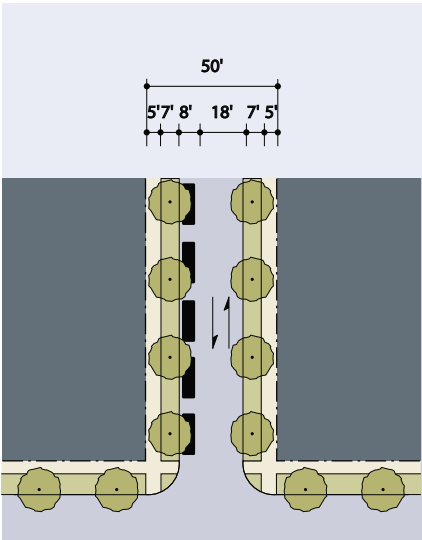
Street
T4, T5
40 feet
19 feet
Slow Movement
20 MPH
5.4 seconds
1 lane
One Side @ 7 feet marked
15 feet
A/G, SF/AW, ST, DY/LC
13/8 foot Sidewalk
4x4" Tree well
Curb
Trees at 30' o.c. Avg.
BR



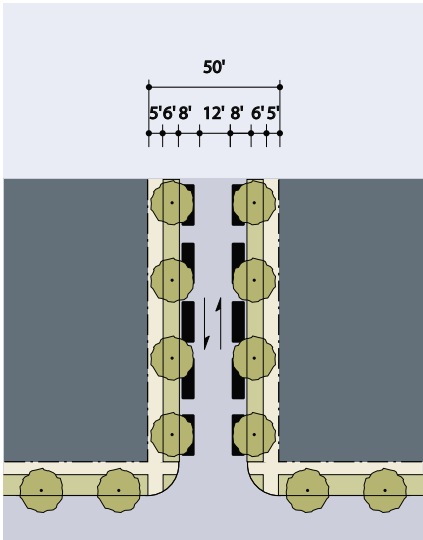
**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

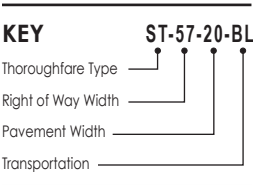
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-50-26	
Street	
T4, T5, T6	
50 feet	
26 feet	
Free Movement	
20 MPH	
7.4 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
ST, FC, DY/LC, PF	
5 foot Sidewalk	
7 foot Continuous planter	
Curb	
Trees at 30' o.c. Avg.	
BR, SH	



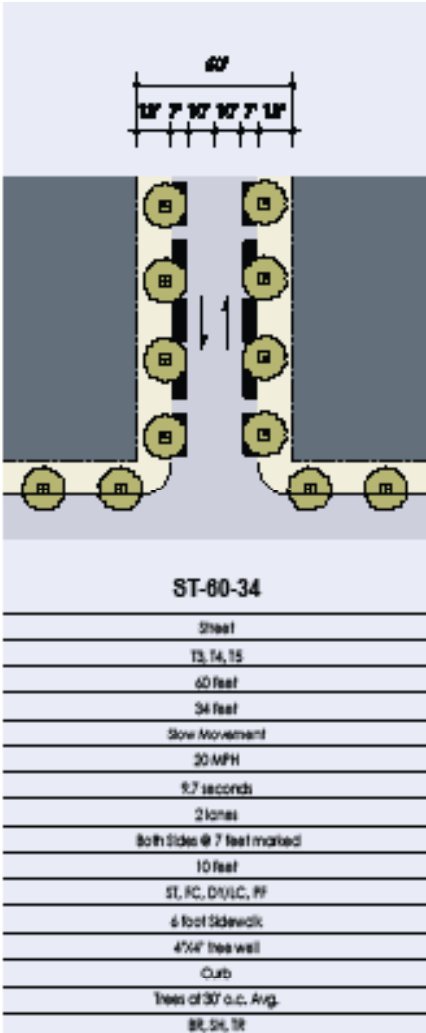
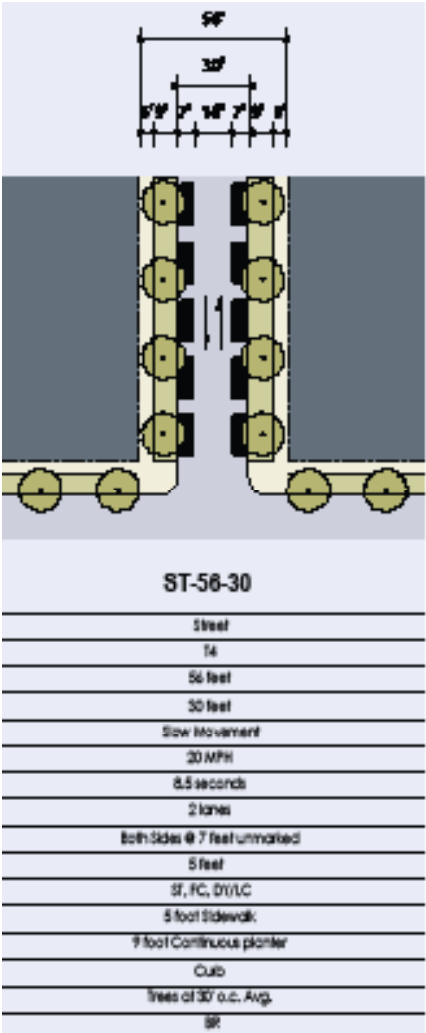
ST-50-28	
Street	
T4, T5, T6	
50 feet	
28 feet	
Yield Movement	
20 MPH	
7.6 seconds	
2 lanes	
Both Sides @ 8 feet unmarked	
10 feet	
ST, FC, DY/LC, PF	
5 foot Sidewalk	
6 foot Continuous planter	
Curb	
Trees at 30' o.c. Avg.	
BR, SH	

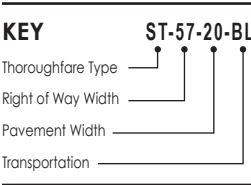


**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	ST
Transect Zone Assignment	T4
Right-of-Way Width	56 feet
Pavement Width	30 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked
Curb Radius	5 feet
Walkway Type	ST, FC, D/V/LC
Planter Type	5 foot Sidewalk
Curb Type	9 foot Continuous planter
Landscape Type	Curb
Transportation Provision	Trees of 30' o.c. Avg.

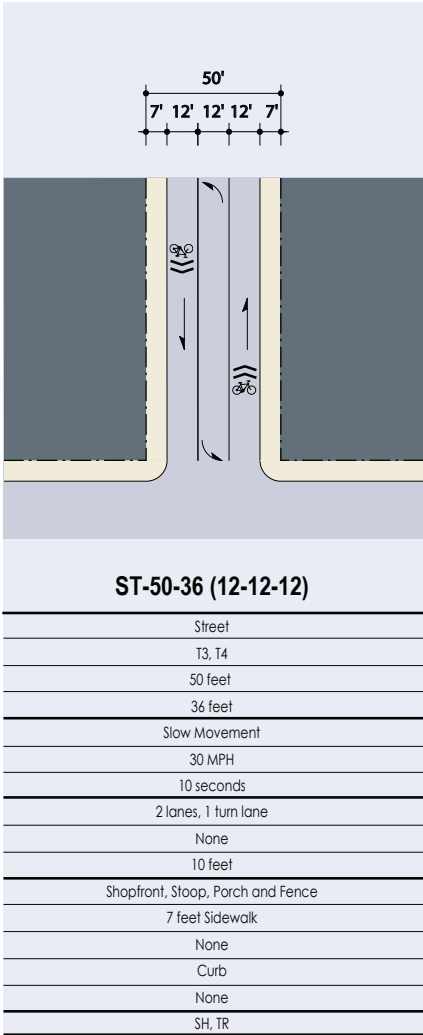
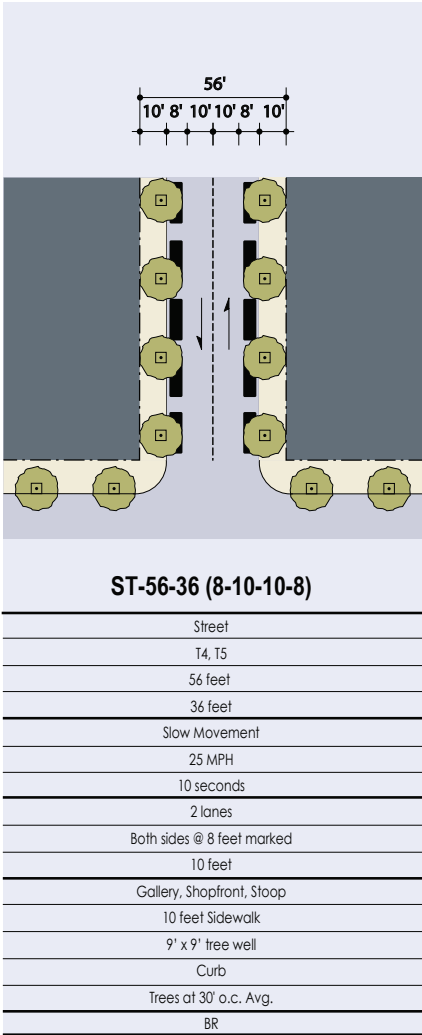




**THOROUGHFARE TYPES**

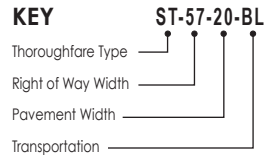
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Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



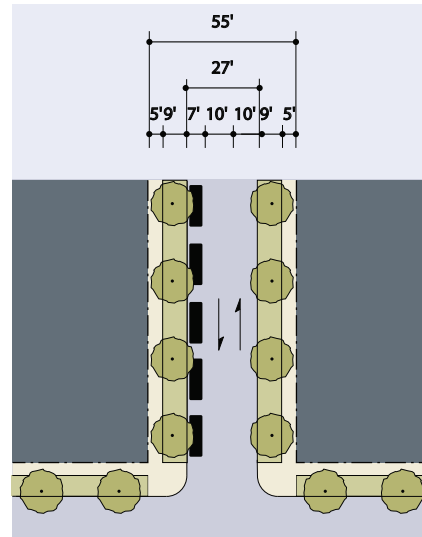


## San Marcos, Texas

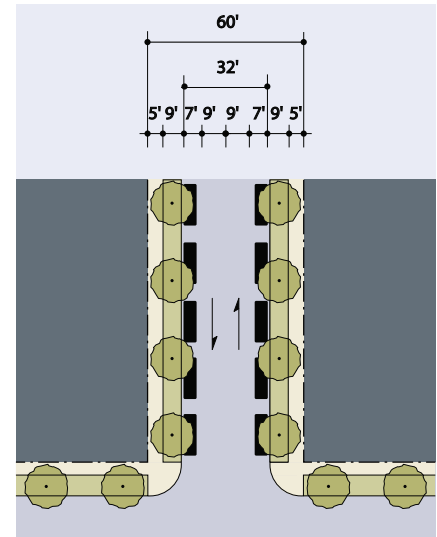
**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

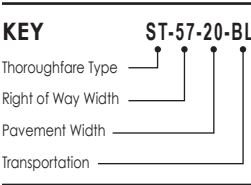
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

**ST-55-27**

Street
T4, T5
55 feet
27 feet
Slow Movement
20 MPH
6.0 seconds
2 lanes
One Sides @ 7 feet marked
10 feet
ST, FC, DY/LC
5 foot Sidewalk
9 foot Continuous planter
Curb
Trees at 30' o.c. Avg.
BR, SH, TR

**ST-60-32**

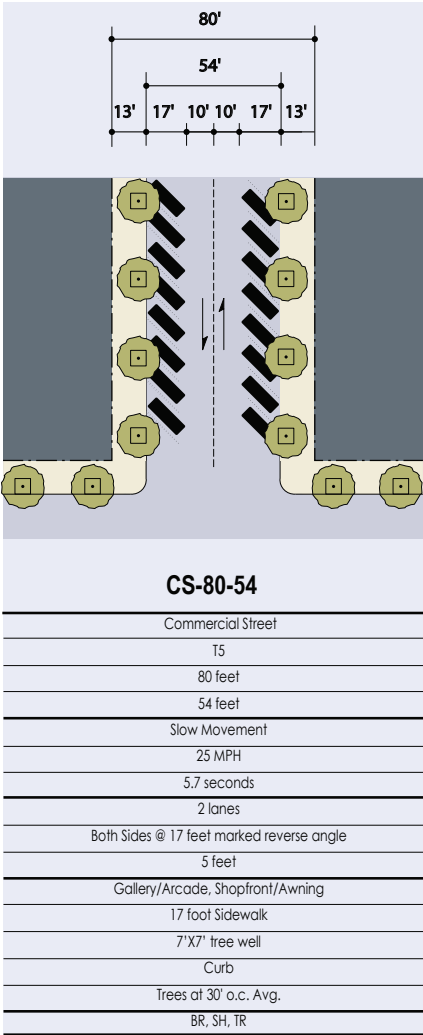
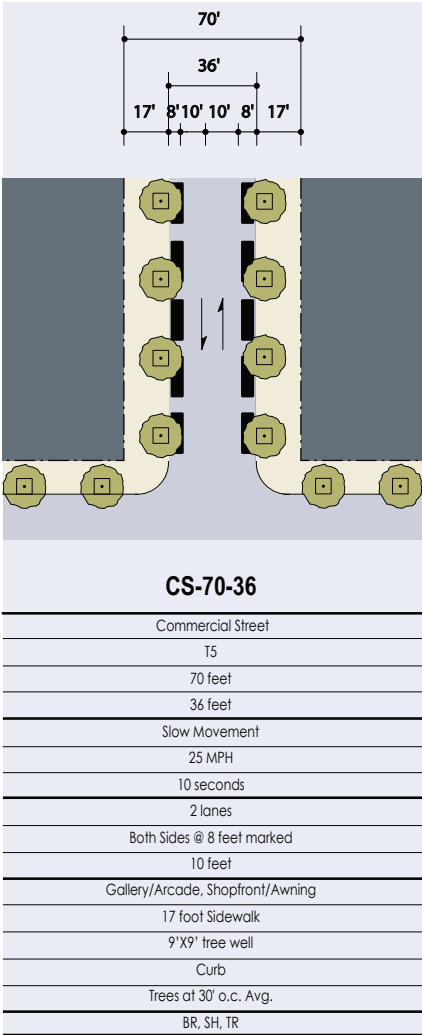
Street
T4
60 feet
32 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 7 feet marked
10 feet
ST, FC, DY/LC, PF
5 foot Sidewalk
9 foot Continuous planter
Curb or Swale *
Trees at 30' o.c. Avg.
BR, SH



**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



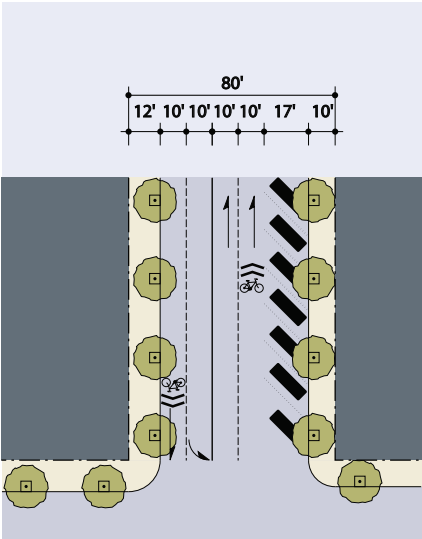
KEY ST-57-20-BL

Thoroughfare Type  
Right of Way Width  
Pavement Width  
Transportation

THOROUGHFARE TYPES

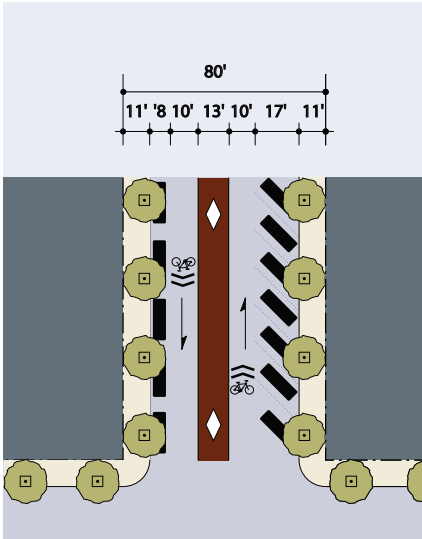
Highway: HW  
Boulevard: BV  
Avenue: AV  
Commercial Street: CS  
Drive: DR  
Street: ST  
Road: RD  
Rear Alley: RA  
Rear Lane: RL  
Bicycle Trail: BT  
Bicycle Lane: BL  
Bicycle Route: BR  
Path: PT  
Transit Route: TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



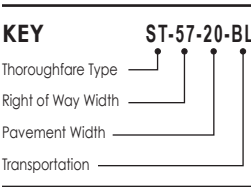
CS-80-57

Commercial Street
T5
80 feet
57 feet
Slow Movement
25 MPH
8.3 seconds
4 lanes
1 side @ 17 feet marked reverse angle
10 feet
Gallery, Shopfront
12 / 11 foot Sidewalks
7' x 7' tree well
Curb
Opportunistic
SH, TR



CS-80-58 (8-10-13-10-17)

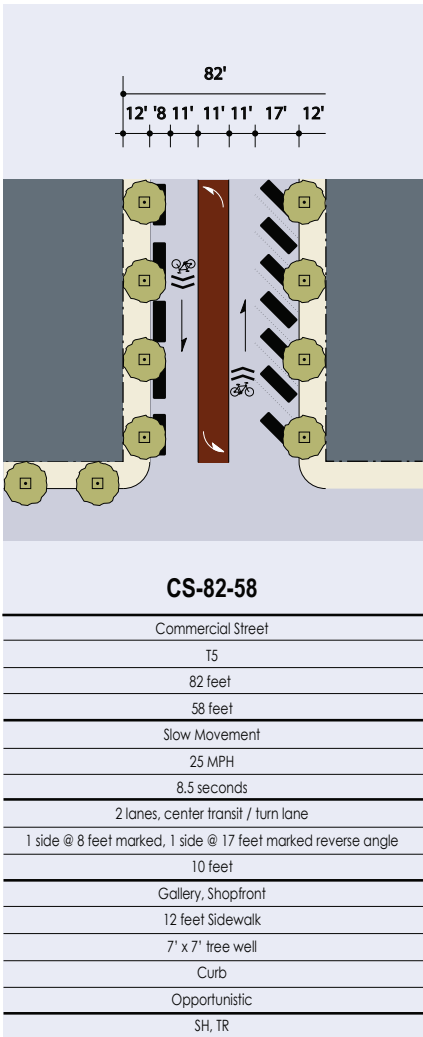
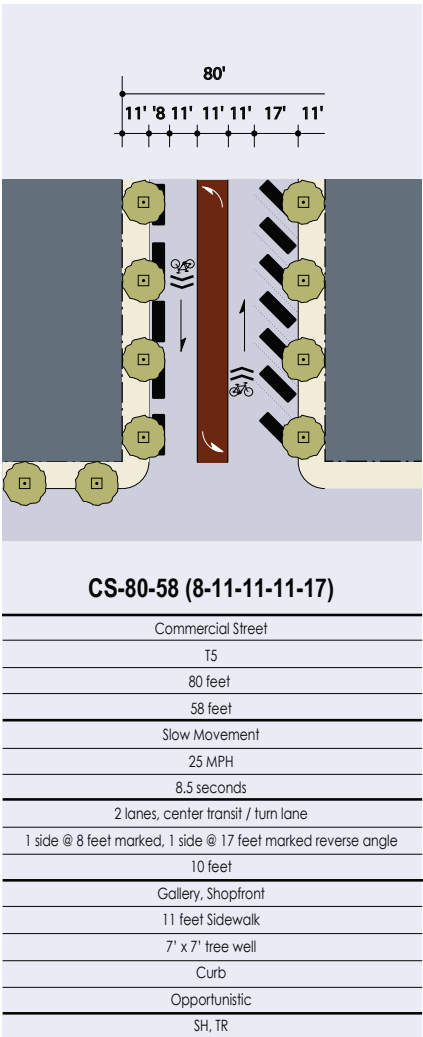
Commercial Street
T5
80 feet
58 feet
Slow Movement
25 MPH
8.5 seconds
2 lanes, center transit lane
1 side @ 8 feet marked, 1 side @ 17 feet marked reverse angle
10 feet
Gallery, Shopfront
11 feet Sidewalk
7' x 7' tree well
Curb
Opportunistic
SH, TR



**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



## San Marcos, Texas

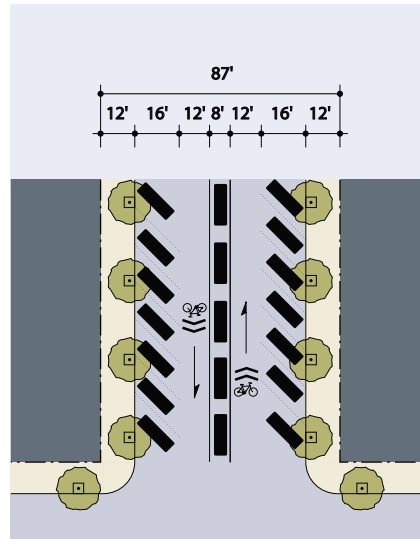
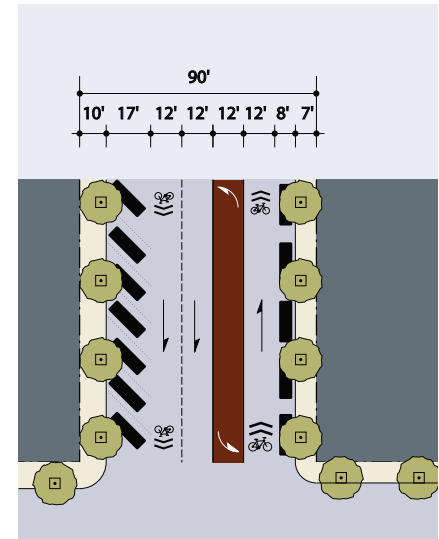
**KEY** **ST-57-20-BL**

Thoroughfare Type ———  
 Right of Way Width ———  
 Pavement Width ———  
 Transportation ———

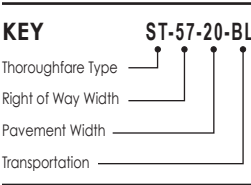
**THOROUGHFARE TYPES**

Highway: HW  
 Boulevard: BV  
 Avenue: AV  
 Commercial Street: CS  
 Drive: DR  
 Street: ST  
 Road: RD  
 Rear Alley: RA  
 Rear Lane: RL  
 Bicycle Trail: BT  
 Bicycle Lane: BL  
 Bicycle Route: BR  
 Path: PT  
 Transit Route: TR

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	87 feet
Pavement Width	63 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	9 seconds
Traffic Lanes	2 lanes
Parking Lanes	both sided @ 17 feet marked reverse angle, center @ 8 feet marked
Curb Radius	10 feet
Walkway Type	Gallery, Shopfront
Planter Type	12 feet Sidewalks
Curb Type	7' x 7' tree well
Landscape Type	Curb
Transportation Provision	Opportunistic
	SH, TR

**CS-87-63****CS-90-73**

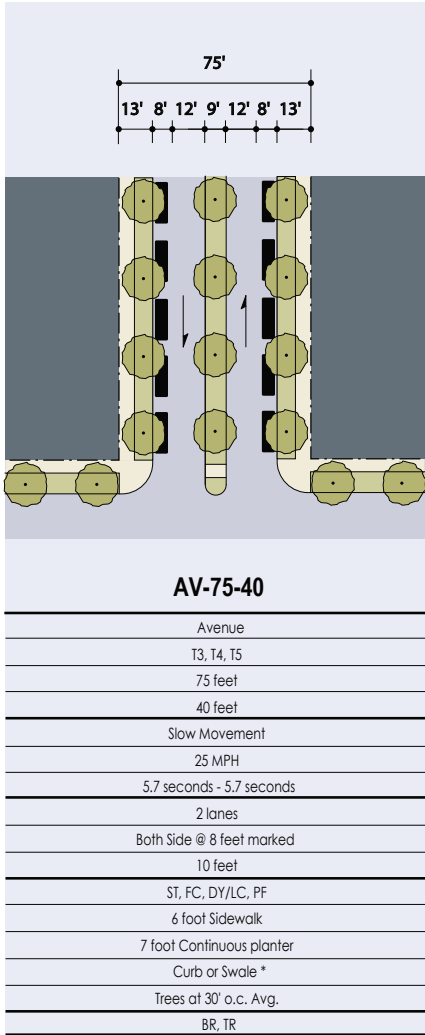
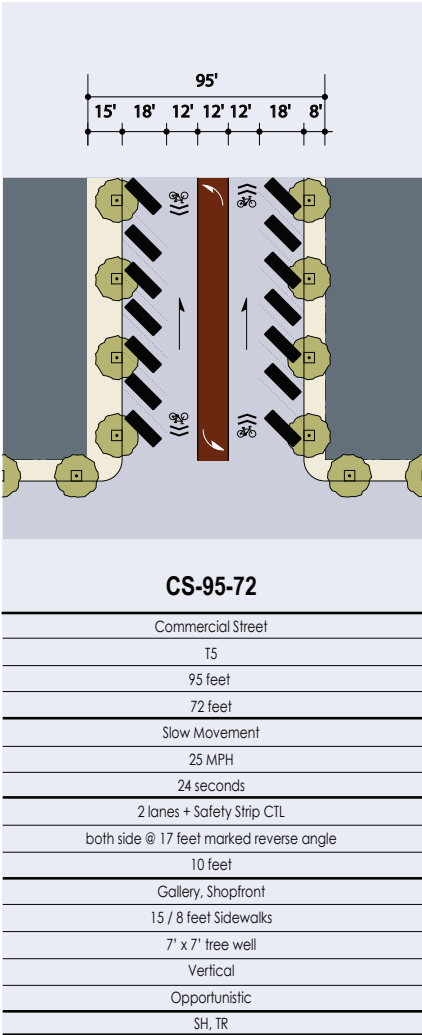
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	90 feet
Pavement Width	73 feet
Movement	Free Movement
Operating Speed	30 MPH
Pedestrian Crossing Time	24 seconds
Traffic Lanes	3 lanes + Safety Strip CTL
Parking Lanes	1 side @ 17 feet marked reverse angle, 1 side @ 8 feet marked
Curb Radius	10 feet
Walkway Type	Gallery, Shopfront
Planter Type	10 / 7 feet Sidewalks
Curb Type	7' x 7' tree well
Landscape Type	Vertical
Transportation Provision	Opportunistic
	SH, TR



**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision





## San Marcos, Texas

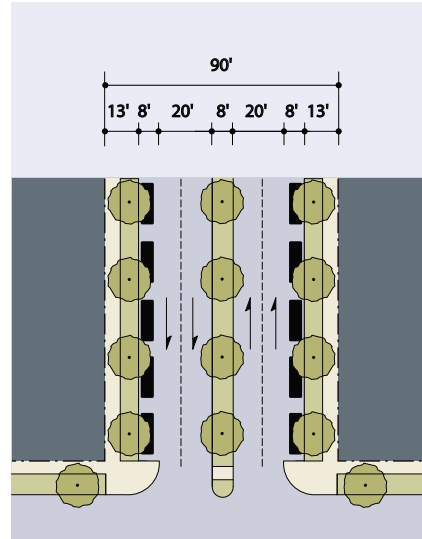
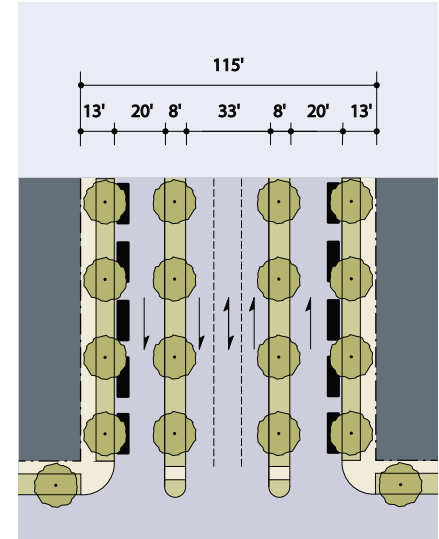
**KEY** **ST-57-20-BL**

Thoroughfare Type ———  
 Right of Way Width ———  
 Pavement Width ———  
 Transportation ———

**THOROUGHFARE TYPES**

Highway: HW  
 Boulevard: BV  
 Avenue: AV  
 Commercial Street: CS  
 Drive: DR  
 Street: ST  
 Road: RD  
 Rear Alley: RA  
 Rear Lane: RL  
 Bicycle Trail: BT  
 Bicycle Lane: BL  
 Bicycle Route: BR  
 Path: PT  
 Transit Route: TR

Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	90 feet
Pavement Width	56 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds at corners
Traffic Lanes	4 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Walkway Type	ST, FC, DY/LC, PF
Planter Type	6 foot Sidewalk
Curb Type	7 foot Continuous planter
Landscape Type	Curb or Swale *
Transportation Provision	Trees at 30' o.c. Avg.
	BR, TR

**AV-90-56****BV-115-33**

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T6
Right-of-Way Width	115 feet
Pavement Width	20 feet - 33 feet - 20 feet
Movement	Free Movement (inner lanes)
Operating Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 9.4 seconds - 5.7 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Walkway Type	ST, FC, DY/LC, PF
Planter Type	6 foot Sidewalk
Curb Type	7 foot Continuous planter
Landscape Type	Curb
Transportation Provision	Trees at 30' o.c. Avg.
	BR, TR

KEY

ST-57-20-BL

Thoroughfare Type

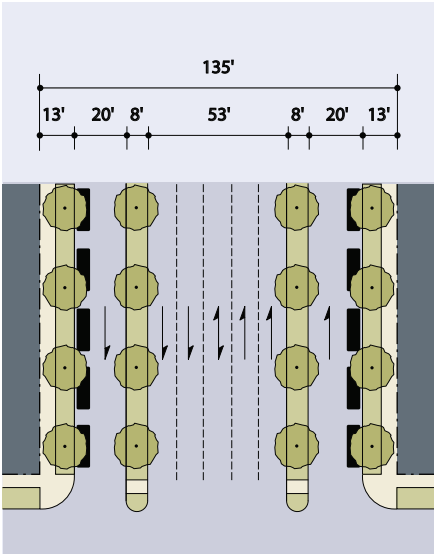
Right of Way Width

Pavement Width


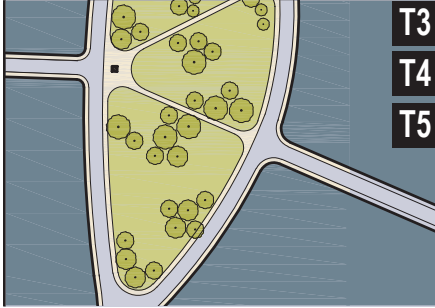
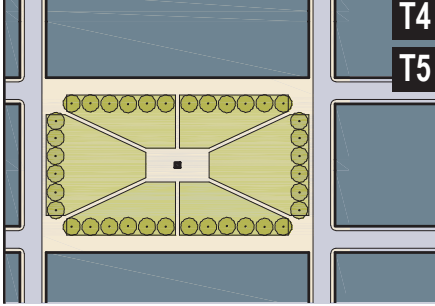
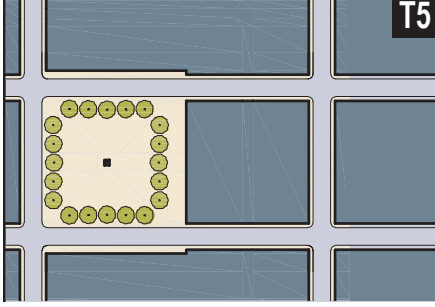
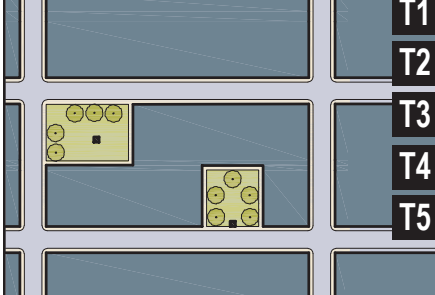
Transportation

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T6
Right-of-Way Width	135 feet
Pavement Width	20 feet - 53 feet - 20 feet
Movement	Free Movement (inner lanes)
Operating Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 15.1 seconds - 5.7 seconds
Traffic Lanes	5 lanes, one turning & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Walkway Type	ST, FC, DY/LC, PF
Planter Type	6 foot Sidewalk
Curb Type	7 foot Continuous planter
Landscape Type	Curb
Transportation Provision	Trees at 30' o.c. Avg.









**TABLE 3.4. CIVIC SPACE**

<p><b>a. Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.</p>	
<p><b>b. Green:</b> An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	
<p><b>c. Square:</b> An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	
<p><b>d. Plaza:</b> An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas <b>should</b> be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	
<p><b>e. Playground:</b> An Open Space designed and equipped for the recreation of children. A Playground <b>should</b> be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	






**TABLE 3.5. PUBLIC PLANTING**

This table shows several common types of Tree shapes and their appropriateness for Thoroughfare type and Transect Zone.

	HW	RD	ST	ST	DR	DR	AV	AV	CS	BV	BV	Common Name	Botanic Name
	T1	T1	T3	T5	T3	T5	T3	T5	T5	T3	T5		
	T2	T2	T3.5		T3.5		T3.5			T4			
	T3	T3	T4		T4		T4			T4.5			
	T3.5	T3.5	T4.5		T4.5		T4.5						
Columnar 												Texas Sabal Palm California Fan Palm	<i>Sabal Texana</i> <i>Washingtonia Filifera</i>
Oval 												White Ash Magnolia, Southern Oak, Bur Pecan Sycamore Common Persimmon Caddo maple	<i>Fraxinus Americana</i> <i>Magnolia Grandiflora</i> <i>Quercus Macrocarpa</i> <i>Carya Illinoensis</i> <i>Platanus Occidentalis</i> <i>Diospyros Virginiana</i> <i>Acer Saccharum</i>
Rounded 												Wright acacia Texas Ash Madrone, Texas Mexican Blue Oak Texas Red Oak American Smoketree Texas Walnut	<i>Acacia Greggii</i> var. <i>Wrightii</i> <i>Fraxinus Texensis</i> <i>Arbutus Texana</i> <i>Quercus Oblongifolia</i> <i>Quercus Buckleyi</i> <i>Cotinus Obovatus</i> <i>Juglans Microcarpa</i>
Conical 												Arizona Cypress Remote Pinyon Pine Sweetgum Callery Pear Afgan Pine	<i>Cupressus Arizona</i> <i>Pinus Remota</i> <i>Liquidambar Styraciflua</i> <i>Pyrus Callaryana</i> <i>Pinus Eldarica</i>
Spreading 												Cedar Elm Huisache Jerusalem-Thorn Honey Mesquite Live Oak Mexican Plum Durand Oak	<i>Ulmus Crassifolia</i> <i>Acacia Farnesiana</i> <i>Parkinsonia Aculeate</i> <i>Prosopis Glanulosa</i> <i>Quercus Virginiana</i> <i>Prunus Mexicana</i> <i>Quercus Sinuata</i>
Vase 												Desert-Willow American Elm Leadtree, Goldenball Mexican-Buckeye Texas Persimmon Trident Maple Western Soapberry	<i>Chilopsis Linearis</i> <i>Ulmus Americana</i> <i>Leucaena Retusa</i> <i>Ungnadia Speciosa</i> <i>Diospyros Texana</i> <i>Acer Rubrum</i> var. <i>Tridens</i> <i>Sapindus Drummondii</i>

**TABLE 3.6. PUBLIC LIGHTING**

Lighting varies in brightness and also in the character of the fixture according to the Transect.

	T1	T2	T3	T3.5	T4	T4.5	T5	SD	Specifications
<b>Cobra Head</b> 	■							■	
<b>Pipe</b> 	■	■	■						
<b>Post</b> 		■	■		■				
<b>Column</b> 			■		■		■		
<b>Double Column</b> 							■		

# ARTICLE 3. NEW COMMUNITY PLANS

San Marcos, Texas

## TABLE 3.7. SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they are permitted. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning

	SD1	SD2	SD3	SD4	SD5	SD6	SD7	
<b>a. ALLOCATION OF ZONES</b>								
CLD	X							
TND	X							
TOD	X							
<b>b. BASE RESIDENTIAL DENSITY</b>								
By Right	X							
By TDR	X							
Other Functions	X							
<b>c. BLOCK SIZE</b>								
Block Perimeter	X							
<b>d. THOROUGHFARES</b>								
HW	X							
BV	X							
AV	X							
CS	X							
DR	X							
ST	X							
RD	X							
Rear Lane	X							
Rear Alley	X							
Path	X							
Passage	X							
Bicycle Trail	X							
Bicycle Lane	X							
Bicycle Route	X							
<b>e. CIVIC SPACES</b>								
Park	X							
Green	X							
Square	X							
Plaza	X							
Playground	X							
<b>f. LOT OCCUPATION</b>								
Lot Width	X							
Lot Coverage	X							
<b>g. SETBACKS - PRINCIPAL BUILDING</b>								
Front Setback	X							
Side Setback	X							
Rear Setback	X							
<b>h. BUILDING DISPOSITION</b>								
Edgeyard	X							
Sideyard	X							
Rearyard	X							
<b>i. PRIVATE FRONTAGES</b>								
Common Yard	X							
Porch & Fence	X							
Terrace, Dooryard	X							
Forecourt	X							
Stoop	X							
Shopfront	X							
Gallery	X							
Arcade	X							
Parking Lot								
<b>j. BUILDING CONFIGURATION</b>								
Principal Building	X							
Outbuilding	X							
<b>k. BUILDING FUNCTION</b>								
Residential	X							
Lodging	X							
Office	X							
Retail	X							

DISPOSITION

CONFIGURATION

FUNCTION

**ARTICLE 4. RESERVED**

San Marcos, Texas

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**ARTICLE 4. RESERVED**



### ARTICLE 5. LOT AND BUILDING REGULATIONS

#### 5.1. INSTRUCTIONS

##### 5.1.1. LOT AND BUILDING REGULATIONS

##### 5.1.2. INSTRUCTIONS

5.1.3. Lots and buildings located within a Regulating Plan governed by this Code, and previously approved by City Council, shall be subject to the requirements of this Article.

5.1.4. Such plans require administrative approval by the DRC.

5.1.5. Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:

a. For preliminary site and building approval:

- i. Building Disposition
- ii. Building Configuration
- iii. Building Function
- iv. Number of dwelling units
- v. Base Residential Density
- vi. Building square footage
- vii. Parking Location Standards

b. For final approval, in addition to the above:

- i. Landscape Standards
- ii. Signage Standards
- iii. Photometrics
- iv. Special Requirements, if any

5.1.6. Special Districts that do not have provisions within this Code shall be governed by the standards of the LDC pre-existing zoning.

#### 5.2. PRE-EXISTING CONDITIONS

5.2.1. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the provisions of this section that shall apply.

5.2.2. The modification of existing buildings is permitted by Right if such changes result in greater conformance with the specifications of this Code.

5.2.3. Where buildings exist on adjacent Lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

5.2.4. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 5.5 and Table 5.6.

#### 5.3. SPECIAL REQUIREMENTS

5.3.1. To the extent that a Regulating Plan for a New Community Plan designates any of the following Special Requirements, standards shall be applied as follows:

a. Buildings along the A-Grid shall be held to the highest standard of this

Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards.

- b. A Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and should be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 5.3. Awnings, if present, shall be a minimum of 3 feet deep. The first floor should be confined to Retail use through the depth of the second Layer. (Table 6.1d.)
- c. A Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 5.3). A Gallery Frontage may be combined with a Retail Frontage.
- d. A Mandatory or Recommended porch front requires or advises that a porch be included in the Private Frontage.
- e. A Build-to Line requires the placement of the building Façade along a line.
- f. A Coordinated Frontage designation requires that the Public Frontage (Tables 3.2 and 3.3) and Private Frontage (Table 5.3) be coordinated as a single, coherent landscape and paving design.
- g. A Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the DRC.
- h. A Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

#### **5.4. CIVIC ZONES (CZ)**

##### **5.4.1. GENERAL**

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. For Parking Location standards, see Section 5.10.

##### **5.4.2. CIVIC SPACES (CS)**

- a. Civic Spaces shall be generally designed as described in Table 3.4.

##### **5.4.3. CIVIC BUILDINGS (CB)**

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Warrant.

#### **5.5. SPECIFIC TO T1 NATURAL ZONE**

- 5.5.1. Buildings in the T1 Natural Zone are permitted only by Warrant. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as Warrants, in public hearing of City Council.

#### **5.6. BUILDING DISPOSITION**

##### **5.6.1. SPECIFIC TO ZONE T2**

- a. Building Disposition shall be determined by Warrant.

**5.6.2. SPECIFIC TO ZONES T3,T3.5, T4,T4.5, T5**

- a. Newly platted Lots shall be dimensioned according to Table 1.3f and Tables 5.8 - 5.15.
- b. Building Disposition types shall be as shown in Table 5.6 and Tables 1.2i and 1.3i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Tables 1.2g and 1.3g, Tables 1.2h and 1.3h, and Tables 5.8 - 5.15.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 6.1c.
- e. Lot coverage by building shall not exceed that recorded in Table 1.2f and 1.3f, and Tables 5.8 - 5.15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Tables 1.2g and 1.3g, and Tables 5.8 - 5.15.
- g. Setbacks for Principal Buildings shall be as shown in Tables 1.2g and 1.3g and Tables 5.8 - 5.15. In the case of an Infill Lot, see Section 5.2.3.
- h. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 1.2h and 1.3h, and Tables 5.8 - 5.15.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Warrant.

**5.7. BUILDING CONFIGURATION****5.7.1. GENERAL TO ZONES T3,T3.5, T4,T4.5, T5**

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 5.3, and Tables 1.2j and 1.3j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 6.1. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. All Facades shall be glazed with clear glass no more than 30% of the first Story.
- d. Shopfront Frontages shall be no less than 70% glazed in clear glass and may be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 5.3. Awnings, if present, shall be a minimum of 3 feet deep.
- e. Building heights shall conform to Table 5.2, and Tables 1.2j and 1.3j.
- f. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be

counted as an additional Story.

- g. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- h. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

**5.7.2. SPECIFIC TO ZONES T2, T3, T3.5, T4, T4.5, T5**

- a. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 500 square feet, excluding the parking area.

**5.7.3. SPECIFIC TO ZONE T3, T3.5**

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the first Layer 50% of its depth. (Table 6.1d)
- c. Balconies and bay windows may Encroach the first Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.

**5.7.4. SPECIFIC TO ZONE T4, T4.5**

- a. Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 6.1d)

**5.7.5. SPECIFIC TO ZONES T5**

- a. Awnings and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 6.1d)
- c. Loading docks and service areas shall be permitted on Frontages only by Warrant.
- d. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- e. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- f. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

**5.8. BUILDING FUNCTION**

**5.8.1. GENERAL TO ZONES T2, T3, T3.5, T4, T4.5 T5**

- a. Buildings in each Transect Zone shall conform to the Functions on Table 5.4, Table 5.7, and Tables 1.2I and 1.3I. Functions that do not conform shall require approval by Warrant or Variance as specified on Table 5.7.

**5.8.2. SPECIFIC TO ZONES T2, T3, T3.5**

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 5.4.

**5.8.3. SPECIFIC TO ZONES T4, T4.5, T5**

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 5.4.

**5.8.4. SPECIFIC TO ZONES T5**

- a. First Story Commercial Functions shall be permitted.
- b. Manufacturing Functions within the first Story may be permitted by Warrant.
- c. Bars/Restaurants are restricted to 2 per block face.

**5.9. PARKING AND DENSITY CALCULATIONS****5.9.1. SPECIFIC TO ZONES T2, T3, T3.5**

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 5.4 and Table 5.7.

**5.9.2. SPECIFIC TO ZONES T4, T4.5, T5**

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward by using the demand calculations as determined by Table 5.6, Parking Occupancy Rates, the applicant shall submit a parking demand summary sheet showing the process for calculating the reduction as outlined in this section.
  - i. The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on Table 5.5.
  - ii. The gross minimum number of parking spaces shall be multiplied by the "occupancy rate" as found in Table 5.6, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively.
  - iii. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period.
  - iv. The greatest of the aggregative gross minimum numbers of parking spaces for each period shall be determined.
  - v. The Parking Occupancy Rates reduction is available for any Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 5.6.
- d. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

### 5.9.3. **SPECIFIC TO ZONES T5 WITHIN THE CBA**

- a. Buildable Density within the CBA is not determined by the actual parking provided. Properties within the CBA shall have no parking requirements.

## 5.10. **PARKING LOCATION STANDARDS**

### 5.10.1. **GENERAL TO ZONES T2,T3,T3.5, T4,T4.5, T5**

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

### 5.10.2. For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Warrant, except for corner lots at intersections with the A-Grid.

### 5.10.3. **SPECIFIC TO ZONES T2, T3,T3.5**

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 6.1d)
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Warrant.

### 5.10.4. **SPECIFIC TO ZONES T3, T3.5 T4, T4.5**

- a. Driveways at Frontages shall be no wider than 12 feet in the first Layer.

### 5.10.5. **SPECIFIC TO ZONES T4, T4.5**

- a. All parking areas and garages shall be located at the second or third Layer. (Table 6.1d)

### 5.10.6. **SPECIFIC TO ZONES T5**

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer. (Table 6.1d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

## 5.11. **LANDSCAPE STANDARDS**

### 5.11.1. **GENERAL TO ZONES T2, T3, T3.5, T4,T4.5,T5**

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 1.3.

### 5.11.2. **SPECIFIC TO ZONES T2, T3,T3.5, T4, T4.5**

- a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.4 and Section 5.10.6. (Table 6.1d)

**5.11.3. SPECIFIC TO ZONE T3, T3.5**

- a. A minimum of two trees shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 6.1d)
- b. Trees may be of single or multiple species as shown on Table 3.5.
- c. Trees shall be naturalistically clustered.

**5.11.4. SPECIFIC TO ZONE T4, T4.5**

- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 6.1d)
- b. Trees shall be a single type to match the type of Street Trees on the Public Frontage, or as shown on Table 3.5.

**5.11.5. SPECIFIC TO ZONES T5**

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.

**5.12. SIGNAGE STANDARDS**

**5.12.1. GENERAL TO ZONES T3,T3.5, T4,T4.5, T5**

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

**5.12.2. SPECIFIC TO ZONES T2, T3,T3.5**

- a. Signage shall not be illuminated.

**5.12.3. SPECIFIC TO ZONES T4, T4.5, T5**

- a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.

**5.12.4. SPECIFIC TO ZONES T2, T3,T3.5, T4, T4.5**

- a. One blade sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.

**5.12.5. SPECIFIC TO ZONES T5**

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
- b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length



TABLE 5.1. BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

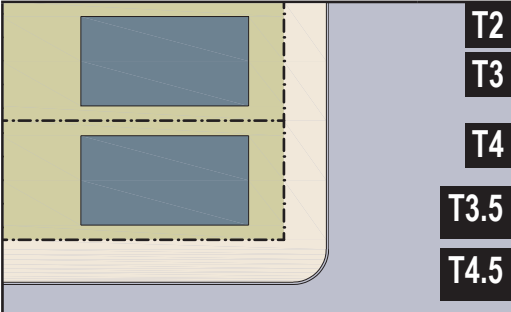
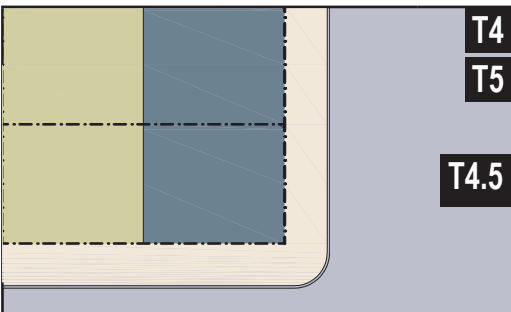
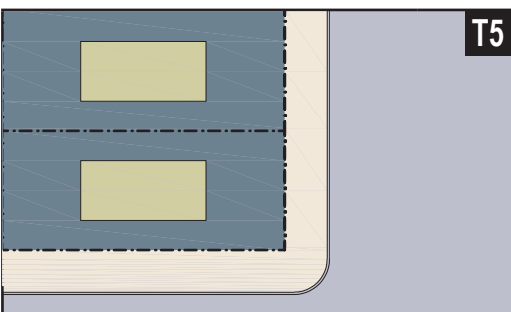
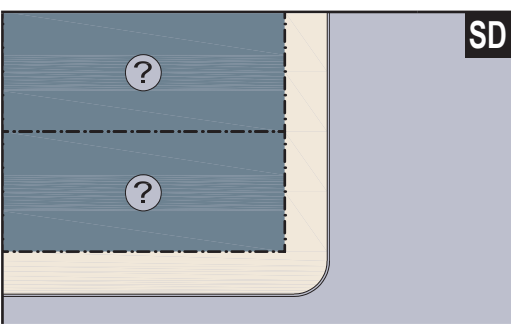
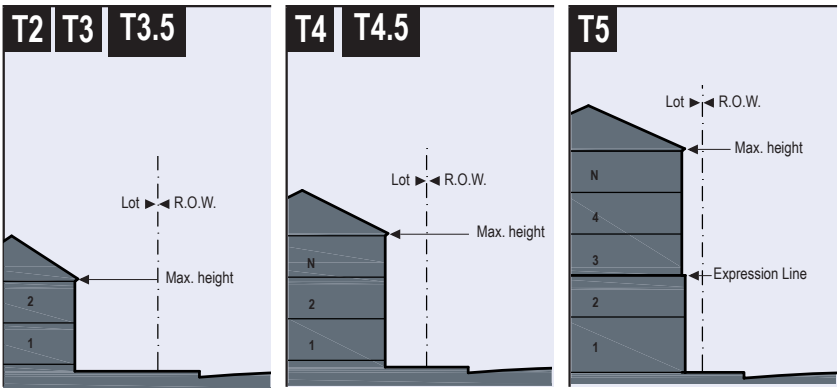
<p><b>a. Edgeyard:</b> Specific Types - single family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	
<p><b>b. Sideyard:</b> Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>	
<p><b>c. Rearyard:</b> Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	
<p><b>d. Courtyard:</b> Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	
<p><b>e. Specialized:</b> A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	

TABLE 5.2. BUILDING CONFIGURATION

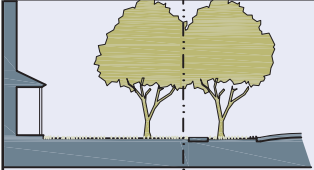
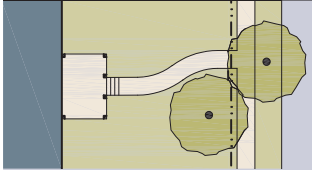

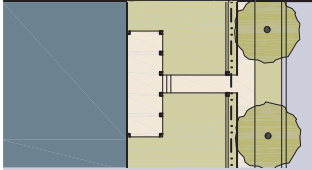
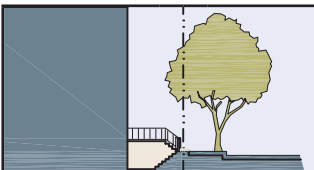
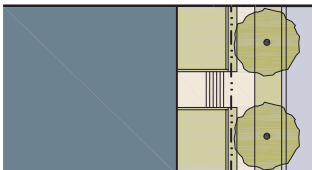
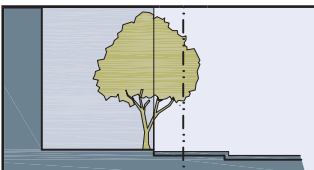
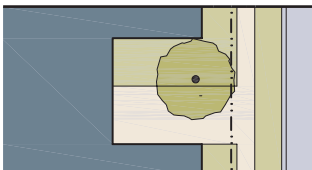




This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Tables 1.2k and 1.3k.



6 Stories may be permitted in T5 by Warrant.

**TABLE 5.3. PRIVATE FRONTAGE**

The Private Frontage is the area between the building Facade and the Lot line.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p><b>a. Common Yard:</b> a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and may be visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>		 <div>T2</div> <div>T3</div> <div>T3.5</div>
<p><b>b. Porch &amp; Fence:</b> a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence may be used at the Frontage Line to maintain street spatial definition. Porches shall be no less than 8 feet deep.</p>		 <div>T2</div> <div>T3</div> <div>T4</div> <div>T4.5</div>
<p><b>c. Terrace or Lightwell:</b> a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: <b>Dooryard.</b></p>		 <div>T4</div> <div>T5</div> <div>T4.5</div>
<p><b>d. Forecourt:</b> a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		 <div>T4</div> <div>T5</div> <div>T4.5</div>
<p><b>e. Stoop:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>		 <div>T4</div> <div>T5</div> <div>T4.5</div>
<p><b>f. Shopfront:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: <b>Retail Frontage.</b></p>		 <div>T4</div> <div>T5</div> <div>T4.5</div>

# ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

**TABLE 5.4. BUILDING FUNCTION**

This table categorizes Building Functions within Transect Zones. Parking requirements on Table 5.7 are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 5.9.

	T2   T3   T3.5	T4   T4.5	T5
<b>a. RESIDENTIAL</b>	<b>Restricted Residential:</b> The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 500 sf, excluding the parking area. Occupancy restrictions per LDC section 4.3.4.5 shall apply	<b>Limited Residential:</b> The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	<b>Open Residential:</b> The number of dwellings on each Lot is limited by the requirement of 1.0 parking place for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
<b>b. LODGING</b>	<b>Restricted Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed fourteen days.	<b>Limited Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed fourteen days.	<b>Open Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
<b>c. OFFICE</b>	<b>Restricted Office:</b> The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Limited Office:</b> The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory Building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Open Office:</b> The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
<b>d. RETAIL</b>	<b>Restricted Retail:</b> The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	<b>Limited Retail:</b> The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	<b>Open Retail:</b> The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements. Bars/Restaurants are limited to 2 per block face
<b>e. CIVIC</b>	See Table 5.9	See Table 5.9	See Table 5.9

## ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

**TABLE 5.5. PARKING CALCULATIONS**

The gross minimum number of parking spaces listed below shall be multiplied by the "occupancy rate" as found in Table 5.8, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period

REQUIRED PARKING (See Table 5.4)						
	T2	T3	T3.5	T4	T4.5	T5
RESIDENTIAL	2.0 / dwelling			1.5 / dwelling		1.0 / dwelling
LODGING	1.0 / bedroom			1.0 / bedroom		1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.			3.0 / 1000 sq. ft.		2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.			4.0 / 1000 sq. ft.		3.0 / 1000 sq. ft.
CIVIC	1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area			1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area Parking requirement may be reduced according to Table 5.8 Parking Occupancy Rate. 1 Bicycle Rack Space / 20 vehicular spaces required.  Parking may be provided off-site within a distance of 1000 ft.		1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area Parking requirement may be reduced according to Table 5.8 Parking Occupancy Rate. 1 Bicycle Rack Space / 20 vehicular spaces required.  Parking ratio may be reduced within 1/2 mile radius of a TOD and within 1/4 mile radius of a Transit Corridor by thirty percent (30%).  Parking may be provided by ownership or lease offsite within 1000 ft.
OTHER	To be determined by Warrant					

**TABLE 5.6. PARKING OCCUPANCY RATES**

Development Services shall provide a spreadsheet to perform the parking calculations based on the percentages below.

USES	M - F 8 AM - 6 PM	M - F 6 PM - 12 AM	M - F 12 AM - 8 AM	SAT & SUN 8 AM - 6 PM	SAT & SUN 6 PM - 12 AM	SAT & SUN 6 PM - 12 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
HOTEL	70%	100%	100%	70%	100%	100%
RESTAURANT	70%	100%	100%	70%	100%	100%
MOVIE THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
CONFERENCE	100%	100%	5%	100%	100%	5%
CIVIC (NON-CHURCH)	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	20%	20%	5%	100%	50%	5%

# ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

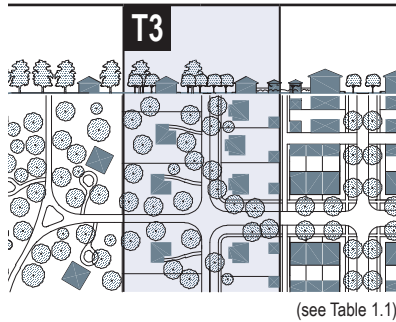
**TABLE 5.7. SPECIFIC FUNCTION & USE**

This table expands the categories of Table 5.6 to delegate specific Functions and uses within Transect Zones.

	T1	T2	T3&3.5	T4&4.5	T5	SD
<b>a. RESIDENTIAL</b>						
Mixed Use Block					■	
Flex Building				■	■	
Apartment Building				■	■	
Live/Work Unit			■	■	■	□
Rowhouse				■	■	
Duplex			■	■	■	
Courtyard House				■	■	
Sideyard House			■	■	■	
Cottage			■	■		
House		■	■	■		
Villa		■				
Accessory Unit		■	■	■	■	
<b>b. LODGING</b>						
Hotel (no room limit)					■	□
Inn (up to 12 rooms)		□		■	■	
Bed & Breakfast (up to 5 rooms)		□	□	■	■	
S.R.O. hostel			□	□	□	□
School Dormitory				■	■	■
<b>c. OFFICE</b>						
Office Building				■	■	□
Live-Work Unit			■	■	■	□
<b>d. RETAIL</b>						
Open-Market Building		■	■	■	■	■
Retail Building				■	■	□
Display Gallery				■	■	□
Bar/Restaurant				■	■	□
Kiosk				■	■	□
Push Cart					□	□
Liquor Selling Establishment			□	□	□	□
Adult Entertainment						□
<b>e. CIVIC</b>						
Bus Shelter			■	■	■	■
Convention Center						■
Conference Center					□	■
Exhibition Center						■
Fountain or Public Art		■	■	■	■	■
Library				■	■	■
Live Theater					■	■
Movie Theater					■	■
Museum					□	■
Outdoor Auditorium		□	■		■	■
Parking Structure					■	■
Passenger Terminal					□	■
Playground		■	■	■	■	■
Sports Stadium						■
Surface Parking Lot				□	□	■
Religious Assembly		■	■	■	■	■
<b>f. OTHER: AGRICULTURE</b>						
Grain Storage	■	■				□
Livestock Pen	□	□				□
Greenhouse	■	■	□			□
Stable	■	■	□			□
Kennel	■	■	□	□	□	□
<b>f. OTHER: AUTOMOTIVE</b>						
Gasoline		□			□	■
Automobile Service						■
Truck Maintenance						■
Drive -Through Facility					□	■
Rest Stop	■	■				□
Roadside Stand	■	■				□
Billboard						□
Shopping Center						□
Shopping Mall						□
<b>f. OTHER: CIVIL SUPPORT</b>						
Fire Station			■	■	■	■
Police Station				■	■	■
Cemetery		■	□	□		■
Funeral Home				■	■	■
Hospital					□	■
Medical Clinic				□	■	■
<b>f. OTHER: EDUCATION</b>						
College					□	■
High School				□	□	■
Trade School					□	■
Elementary School			□	■	■	■
Childcare Center		■	■	■	■	□
<b>f. OTHER: INDUSTRIAL</b>						
Heavy Industrial Facility						■
Light Industrial Facility						■
Truck Depot						■
Laboratory Facility						■
Water Supply Facility						■
Sewer and Waste Facility						■
Electric Substation	□	□	□	□	□	■
Wireless Transmitter	□	□				■
Cremation Facility						■
Warehouse						■
Produce Storage						■
Mini-Storage						■

■ BY RIGHT  
□ BY WARRANT

**TABLE 5.8. FORM-BASED CODE GRAPHICS: DOWNTOWN - T3**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.2k)

Principal Building	2 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	60 ft. min 200 ft. max
Lot Coverage	40% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	20 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.*
Frontage Buildout	40% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 1.2

**PARKING PROVISIONS**

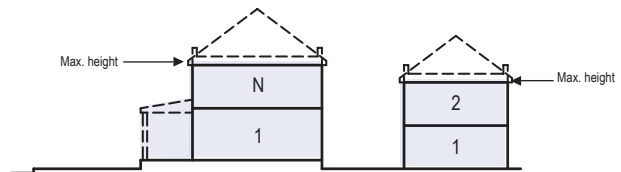
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of rear lane or alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

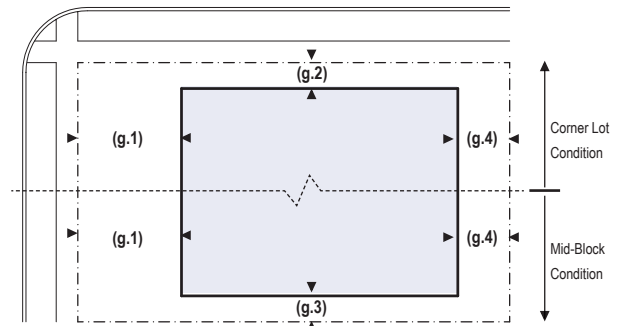
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



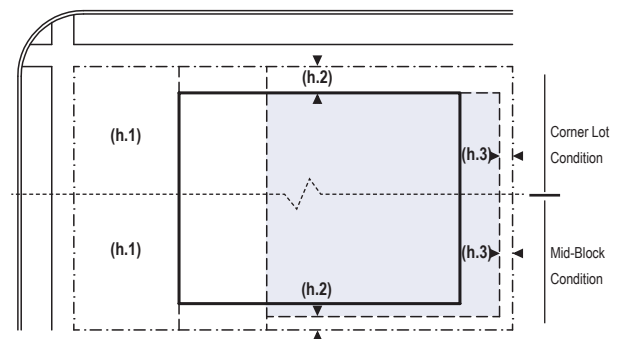
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



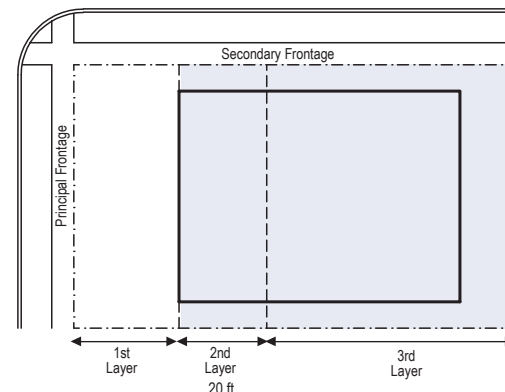
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



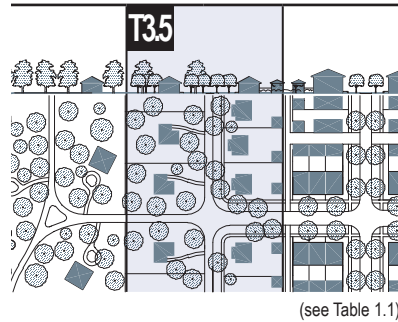
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.





**TABLE 5.9. FORM-BASED CODE GRAPHICS: DOWNTOWN - T3.5**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	limited use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.2k)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	18 ft. min 150 ft. max
Lot Coverage	60% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sidyard	permitted
Rearyard	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	5 ft. min 20 ft max
(g.2) Front Setback Secondary	5 ft. min 20 ft max
(g.3) Side Setback	0 ft or 6 ft. min. total
(g.4) Rear Setback	12 ft min.
Frontage Buildout	60% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 1.2

**PARKING PROVISIONS**

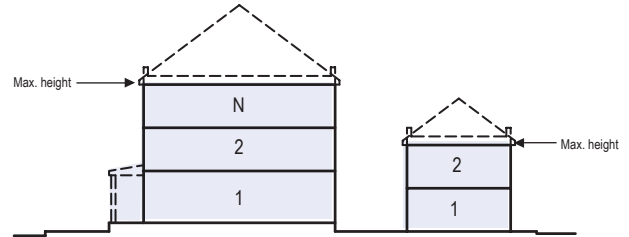
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of rear lane or alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

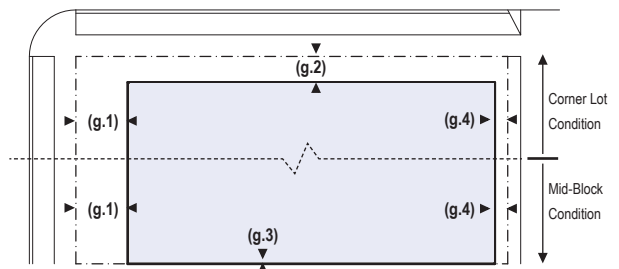
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



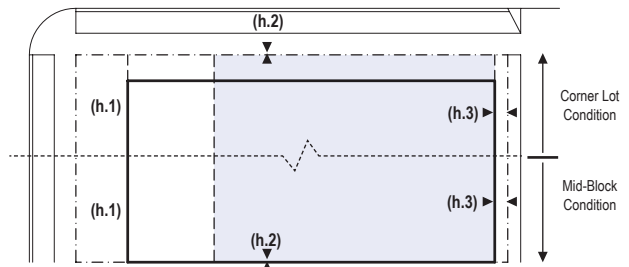
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



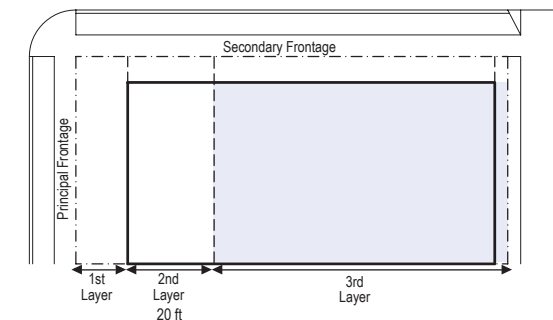
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

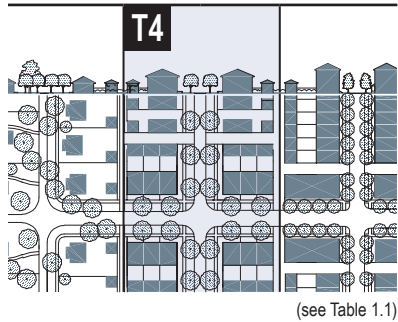


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



**TABLE 5.10. FORM-BASED CODE GRAPHICS: DOWNTOWN - T4**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.2k)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	18 ft min 120 ft max
Lot Coverage	70% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 5 ft at corner
(h.3) Rear Setback	3 ft. min *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.2

**PARKING PROVISIONS**

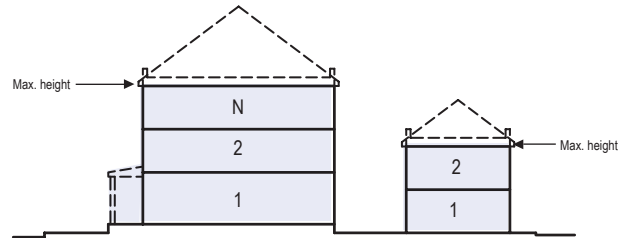
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

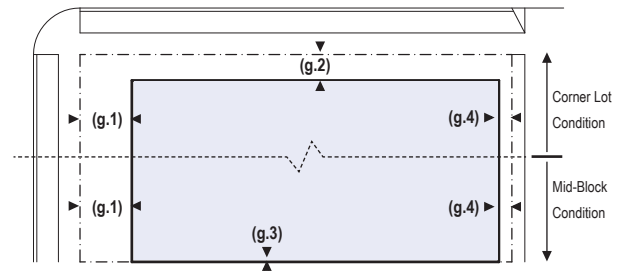
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



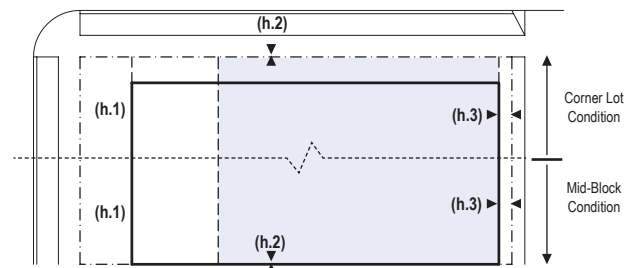
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



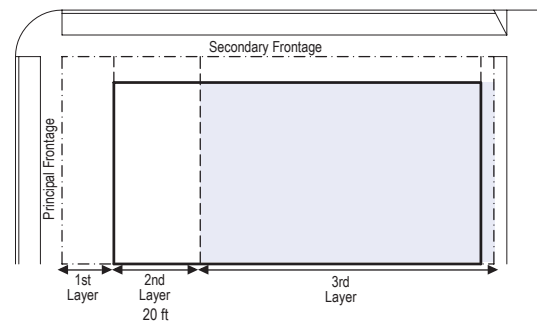
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

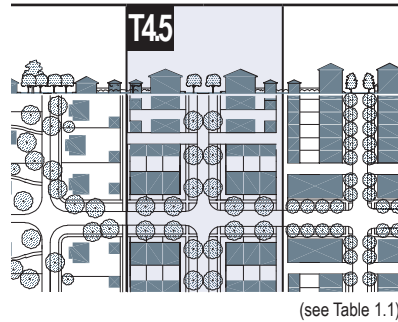


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d).
3. Trash containers shall be stored within the third Layer.



**TABLE 5.11. FORM-BASED CODE GRAPHICS: DOWNTOWN - T4.5**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	open use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.2k)

Principal Building	3 stories max, 2 min
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	18 ft min 196 ft max
Lot Coverage	80% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 5 ft at corner
(h.3) Rear Setback	3 ft. min *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.2

**PARKING PROVISIONS**

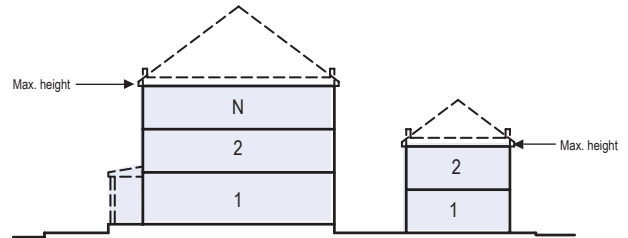
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

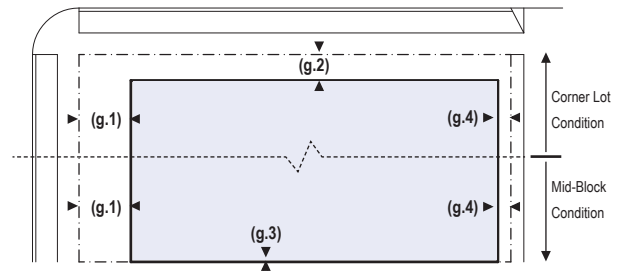
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



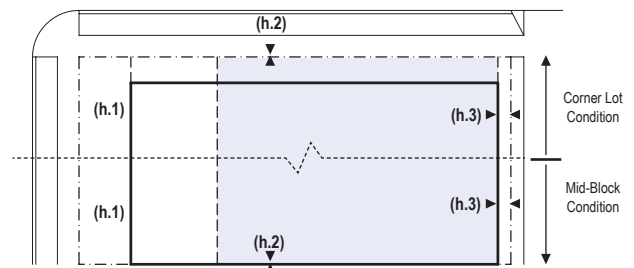
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



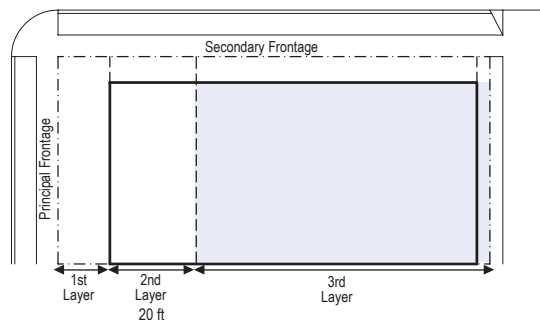
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

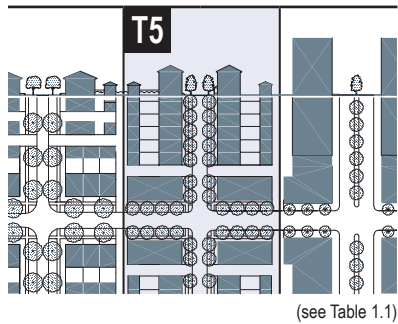


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d).
3. Trash containers shall be stored within the third Layer.



**TABLE 5.12. FORM-BASED CODE GRAPHICS: DOWNTOWN - T5**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

**k. BUILDING CONFIGURATION** (see Tables 5.4 & 1.2k)

Principal Building	5 stories max.* 2 min.**
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	18 ft min 196 ft max
Lot Coverage	100% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	by Warrant
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max. ***

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.2

**PARKING PROVISIONS**

See Table 5.7 & Table 5.8

\* 6 by Warrant w/in 1/4 mile radius of rail station

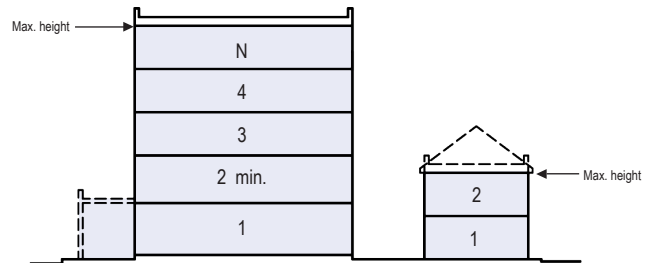
\*\* 1 permitted for existing historical structures.

\*\*\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum.

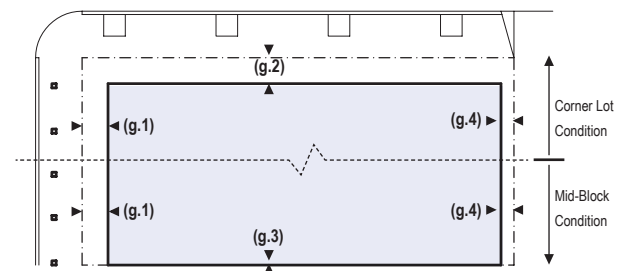
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.
4. Expression Lines shall be as shown on Table 5.4.



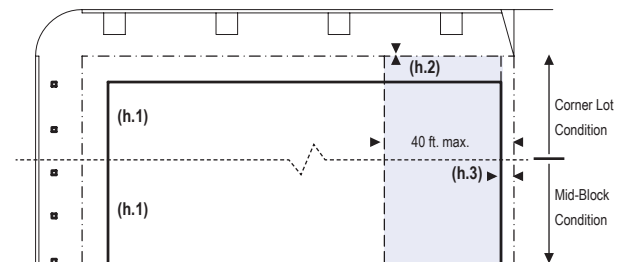
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



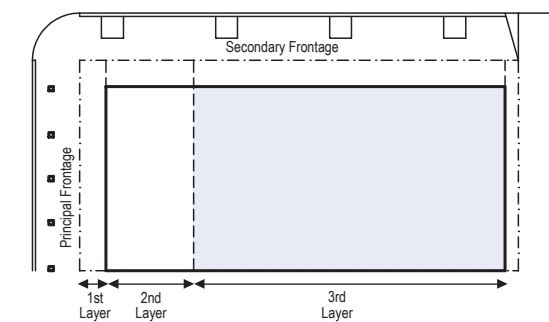
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

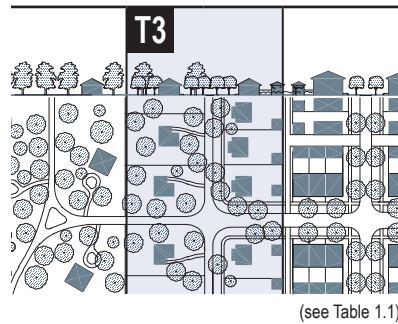


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 6.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1).
3. Trash containers shall be stored within the third Layer.



**TABLE 5.13. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T3**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.3k)

Principal Building	2 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.3f)

Lot Width	60 ft. min 120 ft. max
Lot Coverage	60% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.2g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 1.3

**PARKING PROVISIONS**

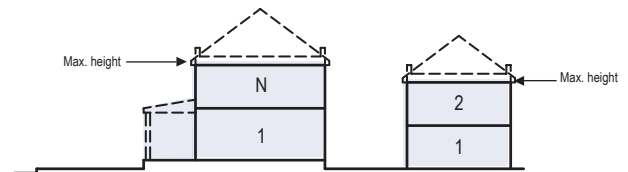
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of rear lane or alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

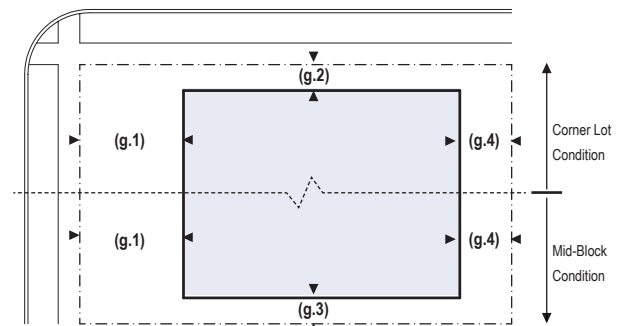
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



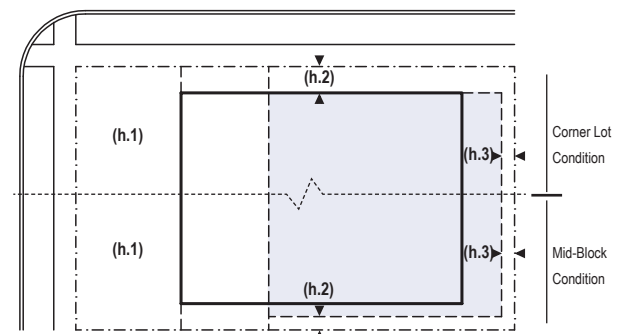
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



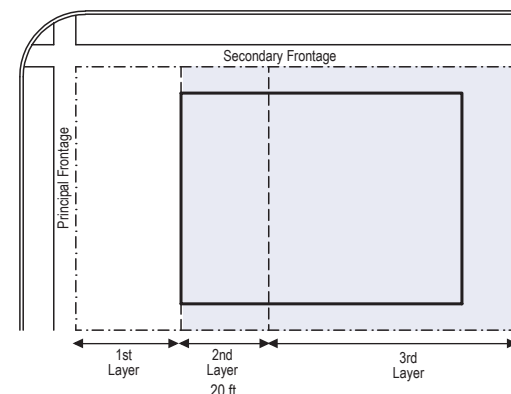
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

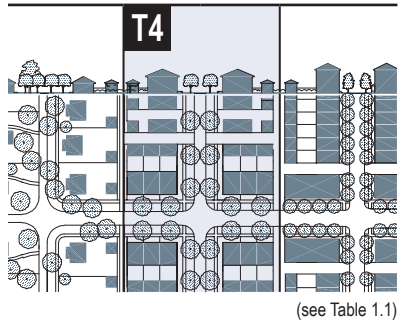


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



**TABLE 5.14. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T4**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING CONFIGURATION** (see Table 5.4 & 1.3k)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.2f)

Lot Width	18 ft min 120 ft max
Lot Coverage	80% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.3g)

(g.1) Front Setback Principal	6 ft. min. 20 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 20 ft. max.
(g.3) Side Setback	0 ft. min. or 6 ft. min. total
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.3h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 5 ft at corner
(h.3) Rear Setback	3 ft. min *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.3

**PARKING PROVISIONS**

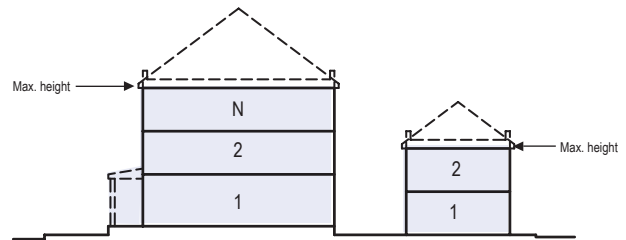
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

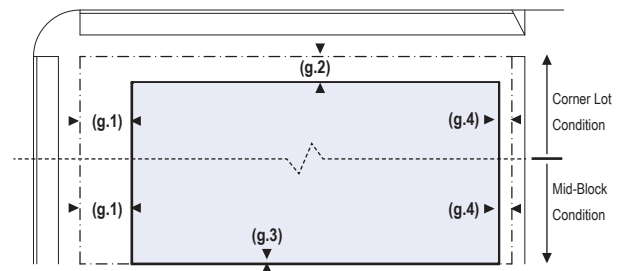
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.



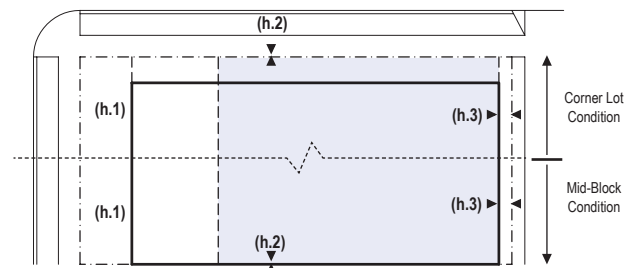
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



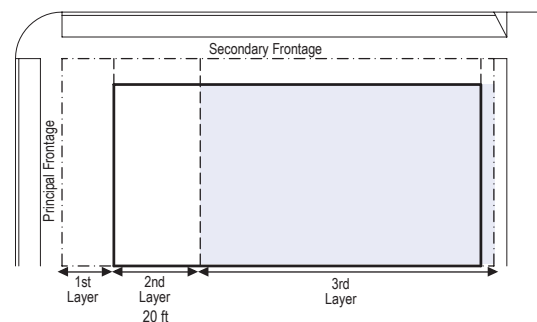
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



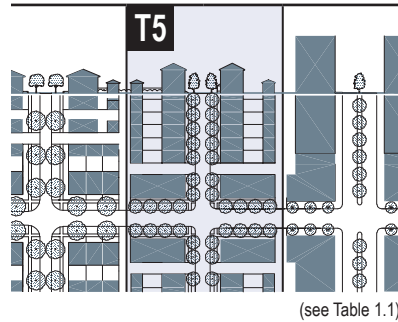
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 6.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1d).
3. Trash containers shall be stored within the third Layer.





**TABLE 5.15. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T5**



**I. BUILDING FUNCTION** (see Table 5.6 & Table 5.9)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

**k. BUILDING CONFIGURATION** (see Tables 5.4 & 1.3k)

Principal Building	4 stories max. 2 min.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 1.3f)

Lot Width	18 ft min 196 ft max
Lot Coverage	100% max

**i. BUILDING DISPOSITION** (see Table 5.3)

Edgeyard	by Warrant
Sideryard	permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BUILDING** (see Table 1.3g)

(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 1.3h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max. *

**j. PRIVATE FRONTAGES** (see Table 5.5)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.3

**PARKING PROVISIONS**

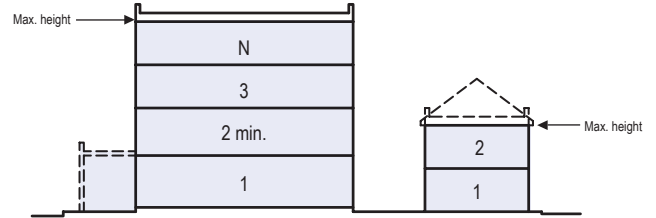
See Table 5.7 & Table 5.8

\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

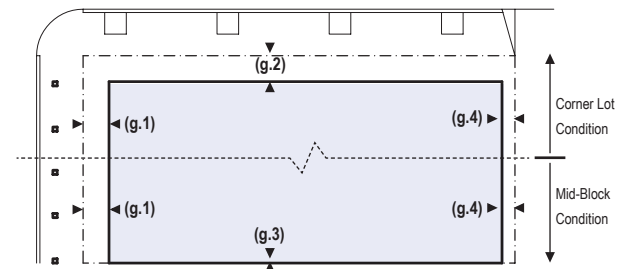
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.4.
4. Expression Lines shall be as shown on Table 5.4.



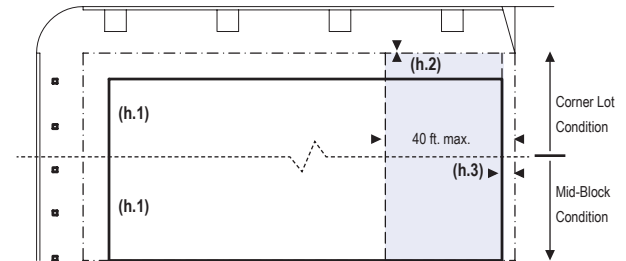
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



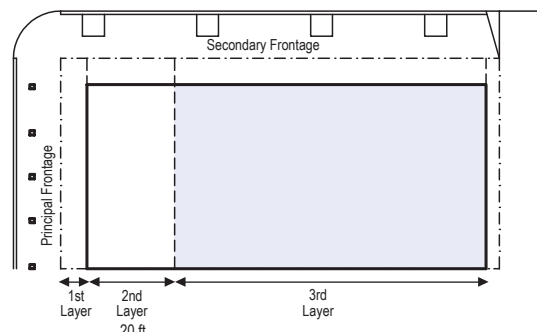
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 6.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 6.1).
3. Trash containers shall be stored within the third Layer.



**ARTICLE 6. DEFINITIONS OF TERMS**

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the CRC shall determine the correct definition. Items in italics refer to *Articles*, *Sections*, or *Tables* in the SmartCode.

**A-Grid:** cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See **B-Grid**. (Syn: primary grid.)

**Access Lane:** an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds and separated from inner lanes that carry higher speed traffic.

**Accessory Building:** an Outbuilding with an Accessory Unit.

**Accessory Unit:** an Apartment not greater than 440 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See *Table 5.7 and Table 6.1*. (Syn: ancillary unit)

**Adjusted Pedestrian Shed:** a Pedestrian Shed that has been adjusted according to *Section 3.2*, creating the regulatory boundary of a Community Unit.

**Affordable Housing:** dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county. (Alt. definition: rental or for-sale dwellings that are economically within the means of the starting salary of a local elementary school teacher.)

**Allée:** a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

**Apartment:** a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

**Attic:** the interior part of a building contained within a pitched roof structure.

**Avenue (AV):** a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

**B-Grid:** cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)

**BRT:** see Bus Rapid Transit.

**Backbuilding:** a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 6.1*.

**Base Density:** the number of dwelling units per acre. See **Density**.

**Bed and Breakfast:** an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

**Bicycle Lane (BL):** a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.



**Bicycle Route (BR):** a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

**Bicycle Trail (BT):** a bicycle way running independently of a vehicular Thoroughfare.

**Block:** the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

**Block Face:** the aggregate of all the building Facades on one side of a Block.

**Boulevard (BV):** a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

**Bus Rapid Transit:** a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

**By Right:** characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan (Article 3, Article 4, or Article 5) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See Warrant and Variance.

**CLD or Clustered Land Development:** a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church. CLD takes the form of a small settlement standing free in the countryside. See *Table 2.1.1* and *Table 1.3a*. (Syn: Hamlet, Conservation Land Development, cluster)

**Civic:** the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

**Civic Building:** a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the City Council.

**Civic Parking Reserve:** Parking Structure or parking lot within a quarter-mile of the site that it serves. See *Section 5.9.2*.

**Civic Space:** an outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See *Table 3.7*.

**Civic Zone:** designation for public sites dedicated for Civic Buildings and Civic Space.

**Commercial:** the term collectively defining workplace, Office, Retail, and Lodging Functions.

**Common Destination:** An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

**Common Yard:** a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See *Table 5.5*.

**Community Plan Area:** an area marked on a land use map activating the use of this Code.

**Community Unit:** a regulatory category defining the physical form, Density, and extent of a settlement. The four Community Unit types addressed in this Code are CLD, TND, RCD and TOD. The TOD Community Unit type is created by an overlay on TND or RCD. The only RCD in San Marcos is the Downtown.

**Configuration:** the form of a building, based on its massing, Private Frontage, and height.

**Design Review Committee (DRC):** A part of Development Services, a DRC is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project. See *Article 1.4.3*.

**Corridor:** a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

**Cottage:** an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

**Courtyard Building:** a building that occupies the boundaries of its Lot while internally defining one or more private patios. See *Table 5.3*.

**Curb:** the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. See *Table 3.5 and Table 3.5*.

**Density:** the number of dwelling units within a standard measure of land area.

**Developable Areas:** lands other than those in the O-1 Preserved Open Division.

**Disposition:** the placement of a building on its Lot. See *Table 5.3 and Table 6.1*.

**Division:** a neutral term for a geographic area. In the SmartCode there are five specific Divisions for regional planning that establish the legal boundaries for Open Space and development.

**Dooryard:** a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See *Table 5.5*. (Variant: Lightwell, light court.)

**DRC:** Development Review Committee.

**Drive (DR):** a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

**Driveway:** a vehicular lane within a Lot, often leading to a garage. See Sec-

tion 5.10 and Table 3.3-f.

**Edgeward Building:** a building that occupies the center of its Lot with Setbacks on all sides. See *Table 5.3*.

**Effective Parking:** the amount of parking required for Mixed Use after adjustment by the Parking Occupancy Rate. See *Table 5.6*.

**Effective Turning Radius:** the measurement of the inside Turning Radius taking parked cars into account. See *Table 6.1*.

**Elevation:** an exterior wall of a building not along a Frontage Line. See *Table 6.1*. See: **Facade**.

**Encroach:** to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

**Encroachment:** any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

**Enfront:** to place an element along a Frontage, as in “porches Enfront the street.”

**Estate House:** an Edgeward building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

**Expression Line:** a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. See *Table 5.2*. (Syn: transition line.)

**Facade:** the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

**Forecourt:** a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 5.5*.

**Frontage:** the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See *Table 3.5* and *Table 5.5*.

**Frontage Buildout:** the percentage of the Lot width that is occupied by the building Facade.

**Frontage Line:** a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See *Table 6.1*.

**Function:** the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See *Table 5.7* and *Table 5.7*.

**Gallery:** a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See *Table 5.5*.

**Green:** a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See *Table 3.7*.

**Greenfield:** an area that consists of open or wooded land or farmland that has not been previously developed.

**Greenway:** an Open Space Corridor in largely natural conditions that may include trails for bicycles and pedestrians.

**Growth Division:** one of three Divisions where development is permitted by Right in the SmartCode, two for New Communities and one for Infill. See *Article 2*.

**Hamlet:** See CLD. (Syn: cluster, settlement.)

**Highway:** a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

**Home Occupation:** non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. See *Table 5.7*.

**House:** an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

**Infill:** noun - new development on land that had been previously developed, including most greyfield and brownfield sites and cleared land within Urbanized areas. verb- to develop such areas.

**Inn:** a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See *Table 5.7*.

**Layer:** a range of depth of a Lot within which certain elements are permitted. See *Table 6.1*.

**LDC:** San Marcos Land Development Code as Adopted

**Lightwell:** A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See *Table 5.3*. (Syn: light court.)

**Linear Pedestrian Shed:** A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. (Syn: elongated pedestrian shed.)

**Liner Building:** a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

**Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See **Work-Live**. (Syn.: flexhouse.)

**Lodging:** premises available for daily and weekly renting of bedrooms. See

*Table 5.4 and Table 5.7.*

**Long Pedestrian Shed:** a Pedestrian Shed that is an average ½-mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. See **Pedestrian Shed**.

**Lot:** a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

**Lot Coverage:** the percentage of a Lot that is covered by buildings and other roofed structures.

**Lot Line:** the boundary that legally and geometrically demarcates a Lot.

**Lot Occupation:** category for the width and coverage metrics of a Lot.

**Lot Width:** the length of the Principal Frontage Line of a Lot.

**Main Civic Space:** the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

**Manufacturing:** premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

**Meeting Hall:** a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

**Mixed Use:** multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

**Net Site Area:** all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

**Network Pedestrian Shed:** a Pedestrian Shed adjusted for average walk times along Thoroughfares. See *Table 6.1*.

**New Community:** SmartCode neighborhood with a regulating plan.

**Office:** premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. See *Table 5.7*.

**Open Space:** land intended to remain undeveloped; it may be for Civic Space.

**Outbuilding:** an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. See *Table 6.1*.

**Park:** a Civic Space type that is a natural preserve available for unstructured recreation. See *Table 3.7*.

**Parking Occupancy Rate:** an accounting for parking spaces that are available to more than one Function. See *Table 5.6*.

**Parking Structure:** a building containing one or more Stories of parking

above grade.

**Passage (PS):** a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

**Path (PT):** a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

**Pedestrian Shed:** An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities. See Standard, Long, Linear or Network Pedestrian Shed. (Syn: walkshed, walkable catchment.)

**Planter:** the element of the Public Frontage that accommodates street trees, whether continuous or individual.

**Playground:** an Open Space designed and equipped for the recreation of children.

**Plaza:** a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

**Principal Building:** the main building on a Lot, usually located toward the Frontage. See *Table 6.1*.

**Principal Entrance:** the main point of access for pedestrians into a building.

**Principal Frontage:** On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See **Frontage**.

**Private Frontage:** the privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 5.3* and *Table 6.1*.

**Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line. See *Table 3.4* and *Table 3.5*.

**Rear Alley (RA):** a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

**Rear Lane (RL):** a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

**Rearyard Building:** a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 5.3*. (Var: Rowhouse, Town-



house, Apartment House)

**Regulating Plan:** a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

**Residential:** characterizing premises available for long-term human dwelling.

**Retail:** characterizing premises available for the sale of merchandise and food service. See *Table 5.4* and *Table 5.7*.

**Retail Frontage:** Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See **Special Requirements**.

**Road (RD):** a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). See *Table 3.2*.

**Rowhouse:** a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See *Rearyard Building*. (Syn: Townhouse)

**Rural Boundary Line:** the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

**Secondary Frontage:** on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 6.1*.

**Setback:** the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7*. See *Table 1.2g* and *Table 1.3g*. (Var: build-to-line.)

**Shopfront:** a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. See *Table 5.3*.

**Sidewalk:** the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

**Sideyard Building:** a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See *Table 5.1*.

**Specialized Building:** a building that is not subject to Residential, Commercial, or Lodging classification. See *Table 5.1*

**Special District (SD):** an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the SmartCode. Special Districts may be mapped and regulated at the regional scale or the community scale.

**Special Requirements:** provisions of *Section 3.9* and *Section 5.3* of this Code and/or the associated designations on a Regulating Plan or other map

for those provisions.

**Square:** a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 3.7*.

**Standard Pedestrian Shed:** a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See **Pedestrian Shed**.

**Stoop:** a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See *Table 5.3*.

**Story:** a habitable level within a building, excluding an Attic or raised basement. See *Table 5.2*.

**Street (ST):** a local urban Thoroughfare of low speed and capacity. See *Table 3.3* and *Table 3.5*.

**Streetscreen:** a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See *Section 5.7.5d & e*.

**Substantial Modification:** alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

**Swale:** a low or slightly depressed natural area for drainage.

**T-zone:** Transect Zone.

**Target Speed:** is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Target Speed. See *Table 3.2*.

**Terminated Vista:** a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 3.2*, *Table 3.3* and *Table 6.1a*.

**TND:** Traditional Neighborhood Development, a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. See *Table 2.1* and *Table 1.3a*. (Syn: village. Variant: Infill TND, neighborhood.)

**TOD:** Transit Oriented Development. TOD is created by an overlay on all or part of a TND or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT) as set forth in *Section 5.9.2d*.



**Townhouse:** See Rearyard Building. (Syn: Rowhouse)

**Transect:** a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

**Transect Zone (T-zone):** One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Table 1.1*.

**Turning Radius:** the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See *Table 3.3* and *Table 6.1*.

**Urban Boundary Line:** the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Boundary Line may be adjusted from time to time.

**Urbanism:** collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and socio-cultural aspects.

**Urbanized:** generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) Density or higher.

**Variance:** a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (*Section 1.3*). See *Section 1.5*. And 1.10.2.4 of the LDC.

**Warrant:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (**Section 1.3**). Warrants are usually granted administratively by the DRC. See **Section 1.5**.

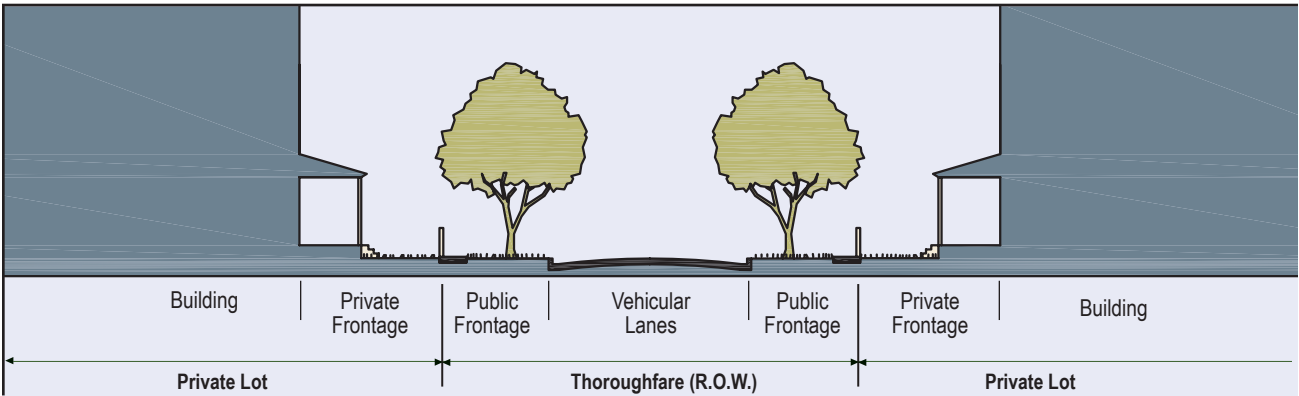
**Work-Live:** a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See **Live-Work**. (Syn: Live-With.)

**Yield:** characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

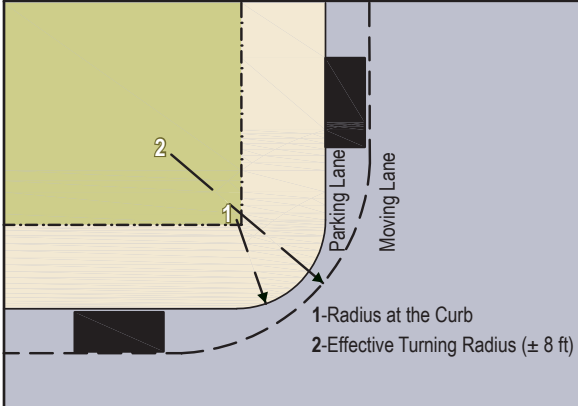
**Zoning Map:** the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See **Regulating Plan**.

TABLE 6.1. DEFINITIONS ILLUSTRATED

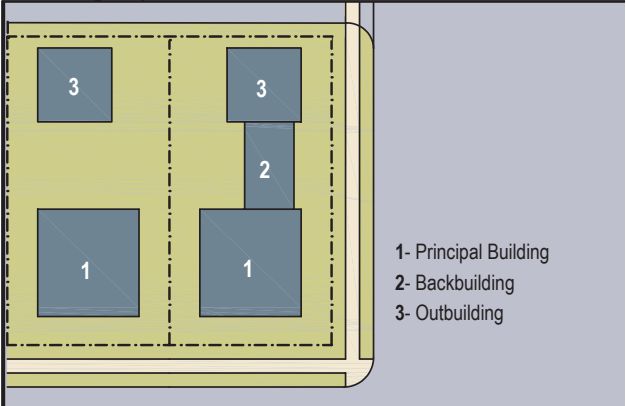
a. Thoroughfare and Frontages



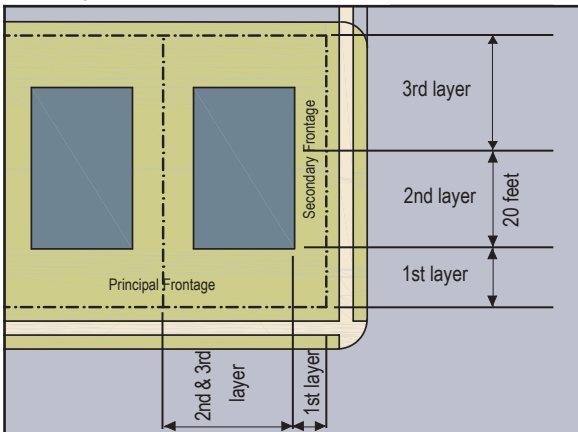
b. Turning Radius



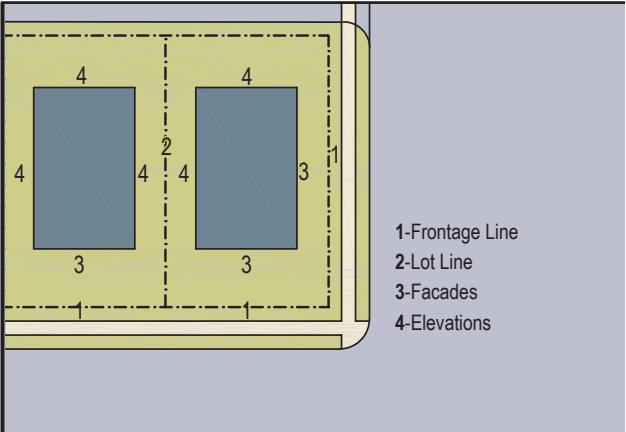
c. Building Disposition



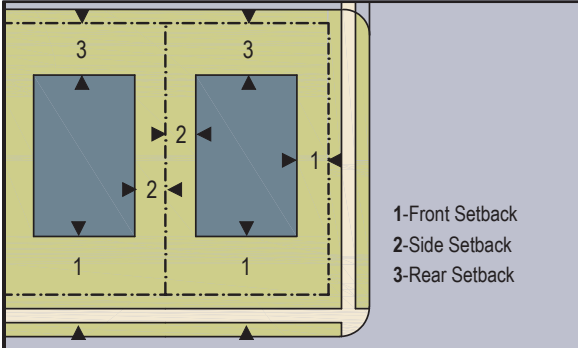
d. Lot Layers



e. Frontages, Lot lines & Elevations



f. Setbacks



g. Network Based Pedestrian Shed

